

ENT 65348:2019 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2019 Jul 16 08:59 AM FEE 40.00 BY IP  
RECORDED FOR Meridian Title Company  
ELECTRONICALLY RECORDED

When Recorded Mail To:  
Meridian Title Company  
64 East 6400 South, Suite 100  
Salt Lake City, Utah 84107  
Meridian File No. 271415

## PARTIAL RECONVEYANCE

Wells Fargo Trust Company, National Association (formerly known as Wells Fargo Bank Northwest, National Association), as Successor Trustee under that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the "Deed of Trust"), described as:

A Deed of Trust, to secure an indebtedness in the amount shown below, and any other obligations secured thereby;

Amount: \$5,428,371.58  
Dated: September 27, 2017  
Trustor: Sand Pharmacy American Fork 10577 LLC, a Delaware limited liability company  
Trustee: Founders Title Company  
Beneficiary: Wells Fargo Bank Northwest, National Association, as Trustee  
Recorded: October 6, 2017 as Entry No. 98790:2017 of Official Records.

An Assignment of Lease and Rents, of all the monies due, or to become due as rental, as additional security for the obligations secured by Deed of Trust;

Assignor: Sand Pharmacy American Fork 10577 LLC, a Delaware limited liability company  
Assignee: Wells Fargo Bank Northwest, National Association, as Trustee  
Recorded: October 6, 2017 as Entry No. 98791:2017 of Official Records.

acting pursuant to Beneficiary's written request, hereby reconveys, without warranty, to the person or persons entitled thereto, a portion of the trust property under the Deed of Trust, located in Utah County, Utah, and is described as:

A parcel of land in fee for the widening of the existing highway US-89 known as Project No. F-0089(276)345, being part of an entire tract of property situate in Lot 1 of CVS American Fork Plaza Subdivision No. 2, a subdivision recorded as Entry No. 77142:2016 in the Utah County Recorder's Office, in the Northeast 1/4 Northwest 1/4 of Section 24, Township 5 South, Range 1 East, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of said Lot 1, said corner is also 59.29 feet perpendicularly distant northerly from the State Street (US-89) Control Line opposite approximate engineer station 929+93.84; and running thence North 73°17'02" West 27.67 feet along the southerly lot line of said Lot 1 to a point 59.30 feet perpendicularly distant northerly from said control line opposite engineer station 930+21.50; thence North 53°15'19" East 33.24 feet to a point in the easterly lot line of said Lot 1 which point is

86.00 feet perpendicularly distant northerly from said control line opposite engineer station 930+01.70; thence South 00°17'00" West 27.85 feet along said easterly lot line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 370 square feet, more or less.

Tax ID: 65-483-0001

PROVIDED, HOWEVER, nothing contained herein shall in any way affect, alter, or diminish the lien of the Deed of Trust on the remaining portion of the trust property under the Deed of Trust (including, without limitation all real property and all intangible personal property); and nothing herein contained shall alter the terms of the Deed of Trust or the debt instrument or instruments, as the case may be, secured by the Deed of Trust.

Dated July, 8<sup>th</sup> 2019.

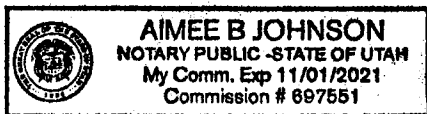
**WELLS FARGO TRUST COMPANY, NATIONAL ASSOCIATION**

By: *Joseph H. Pugsley*  
Name: Joseph H. Pugsley  
Its: Vice President

STATE OF UTAH )  
 )ss:  
COUNTY OF SALT LAKE CITY )

Before Me, a Notary Public in and for said County and State, personally appeared the above named Joseph H. Pugsley who respectively acknowledged that he/she did sign the foregoing instrument and that the same is his/her free act and deed and the free act and deed as said officer of Wells Fargo Trust Company, National Association.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official Seal this 8<sup>th</sup> day of July, 2019.



*Aimee B Johnson*  
Notary Public