



ENT 158602:2020 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Oct 09 3:37 pm FEE 40.00 BY MA  
RECORDED FOR TERRACOM HARMONY RIDGE

WHEN RECORDED, MAIL TO:  
1<sup>st</sup> Liberty Title, LC  
9488 Union Square  
Sandy, UT. 84070

**SUBSTITUTION OF TRUSTEE,  
REQUEST FOR RECONVEYANCE and  
FULL RECONVEYANCE**

NOTICE IS HEREBY GIVEN, that 1<sup>st</sup> Liberty Title, LC, is hereby appointed Successor Trustee under that certain written Deed of Trust filed of record in the office of the County Recorder of Utah County, State of Utah as follows:

Amount: \$3,500,000.00  
Dated: 7/20/2018  
Trutor: TERRACOM HARMONY RIDGE COMMERCIAL, LLC  
Trustee: 1st Liberty Title, LC  
Beneficiary: JEFF SPANGLER  
Recorded: 7/20/2018  
Entry #: 68526:2018

Said real property is situated in Utah County, State of Utah, Tax I.D.#: 27:056:0051 and 27:056:0045 and is more particularly described as follows:

See Exhibit "A"

Whereas, the undersigned lender is the assignee and owner of the beneficial interest under said Deed of Trust, and the legal owner and holder of the Trust Deed Note, that said interest has not been transferred, hypothecated or otherwise acquired by any party or parties other than the undersigned.

And whereas said Note, together with all other indebtedness secured by said Deed of Trust, have been fully paid and satisfied, 1st Liberty Title, LC is hereby requested and directed upon surrender to it of said Note, Deed of Trust, and evidence of any other indebtedness secured thereby, for cancellation and retention, and upon payment to you of any sums owing to you under the terms of said Deed of Trust, to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by the Successor Trustee.

And whereas, the undersigned Beneficiary hereby certifies that the original Trust Deed Note and/or Trust Deed hereinabove referred to have been lost or destroyed, and that a diligent search has been made and said document cannot be located. The undersigned Beneficiary also certifies that the Note and Trust Deed hereinabove described have not been assigned to another party.

And whereas, in consideration of the issuance by said Trustee of its Reconveyance of said Deed of Trust without the surrender of the aforementioned Note for cancellation and retention, Beneficiary, their successors, assigns and administrators, hereby agrees to indemnify and hold harmless said Trustee, its agents, employees, successors and assigns, of all liability and responsibility of any loss, damage and expense that may arise or that Trustee may suffer by reason of the issuance of such Reconveyance without having possession of the original Note.

And whereas, the undersigned Beneficiary further agrees to protect and hold harmless all interested parties who may claim an interest in the property referred to herein from any and all loss suffered or damages incurred by reason of a final decree of a court of competent jurisdiction, including but not limited to, actual damages paid, attorney's fees and court costs incurred by reason of the lost Trust Deed Note and/or Trust Deed described hereinabove.

1st Liberty Title, LC as successor trustee under the hereinabove described deed of trust, hereby reconveys, without warranty, to the person or persons legally entitled thereto, the trust property now held by it as Trustee under said Trust Deed.

Dated: 5/15, 2020

1st Liberty Title, LC  
Brent R Tanner

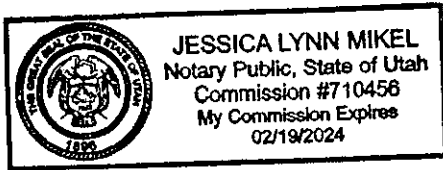
By: Brent R Tanner  
Title: manager

Gonzalo Sevilla  
Title: Officer

Brent R Tanner  
By: Brent R. Tanner

STATE OF UTAH )  
County of Utah ) :ss  
SALT LAKE )  
SLM

The forgoing instrument was subscribed and sworn to and acknowledged before me this 15 day of May, 2020, by Brent R. Tanner.



Jessica Lynn Mikel  
Notary Public

STATE OF UTAH )  
County of SALT LAKE ) :ss

The forgoing instrument was subscribed and sworn to and acknowledged before me this 5 day of Oct., 2020 by Gonzalo, the Officer of 1st Liberty Title, LC.



Mikayla Rose Olsen  
Notary Public

## Exhibit "A"

Tax ID 27:056:0051, 27:056:0045

A portion of Section 34, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Mapleton, Utah, more particularly described as follows:

Beginning at a point located South  $89^{\circ}29'50''$  East along the Section line 735.52 feet and South 790.66 feet from the North 1/4 Corner of Section 34, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence South  $36^{\circ}54'22''$  East 153.94 feet; thence along the arc of a 677.00 foot radius curve to the left 275.57 feet through a central angle of  $23^{\circ}19'19''$  (chord:  $S48^{\circ}34'02''E$  273.67 feet); thence along the arc of a 877.00 foot radius curve to the left 400.21 feet through a central angle of  $26^{\circ}08'47''$  (chord:  $S73^{\circ}18'04''E$  396.75 feet); thence along the arc of a 427.00 foot radius curve to the left 105.84 feet through a central angle of  $14^{\circ}12'06''$  (chord:  $N86^{\circ}31'29''E$  105.57 feet); thence North  $69^{\circ}51'03''$  East 92.92 feet; thence northeasterly along the arc of a 421.00 foot radius non-tangent curve to the left (radius bears:  $N21^{\circ}22'48''W$ ) 199.87 feet through a central angle of  $27^{\circ}12'05''$  (chord:  $N55^{\circ}01'09''E$  198.00 feet); thence South  $35^{\circ}22'30''$  East 856.59 feet; thence South  $18^{\circ}54'20''$  East 343.80 feet; thence South  $8^{\circ}48'11''$  West 450.90 feet; thence South  $1^{\circ}01'02''$  East 1046.42 feet; thence  $S54^{\circ}37'30''W$  346.97 feet to the easterly right-of-way line of US Highway 6 & 89; thence North  $35^{\circ}22'30''$  West along said right-of-way line 2472.57 feet; thence northwesterly along the arc of a 490.00 foot radius non-tangent curve to the left (radius bears:  $N65^{\circ}20'18''W$ ) 444.99 feet through a central angle of  $52^{\circ}02'00''$  (chord:  $N1^{\circ}21'18''W$  429.86 feet) to a point of reverse curvature; thence along the arc of a 310.00 foot radius curve to the right 243.50 feet through a central angle of  $45^{\circ}00'18''$  (chord:  $N4^{\circ}52'09''W$  237.29 feet); thence North  $17^{\circ}38'00''$  East 78.10 feet; thence along the arc of a 600.00 foot radius curve to the right 263.67 feet through a central angle of  $25^{\circ}10'44''$  (chord:  $N30^{\circ}13'22''E$  261.56 feet) to the point of beginning.