

When Recorded Return To:

Brent R. Tanner
3323 North 900 West
Lehi, UT 84043

Parcel No. 27-056-0051
27-056-0045
27-052-0052

AFFIDAVIT AFFIRMING TRUST DEED WITH ASSIGNMENT OF RENTS

STATE OF UTAH)
 :SS.
COUNTY OF UTAH)

I, BRENT R. TANNER, being first duly sworn, depose and state as follows:

1. I am the Beneficiary of the Trust Deed with Assignment of Rights given by TERRACOM HARMONY RIDGE COMMERCIAL, LLC, as Trustor to JEFF SPANGLER, as Beneficiary dated July 20, 2018 and recorded in the Office of the Utah County Recorder on July 20, 2018 as Entry No. 68526:2018 (the "Trust Deed"). The real property described in the Trust Deed is situated in Utah County, Utah and is more described as set forth on Exhibit A, attached.

2. The Trust Deed was assigned to Brent R. Tanner on September 28, 2019 and recorded in the Office of the Utah County Recorder on October 30, 2020 as Entry No. 171329:2020.

3. I have not assigned or reconveyed the Trust Deed.

4. I understand that certain individuals may have caused a Deed of Reconveyance of the Trust Deed to be recorded. Any such deed of reconveyance was not authorized and should be deemed void ab initio.

5. Pursuant to Utah Code Ann. section 57-1-33.1(3) any recording of a Deed of Reconveyance to the Trust Deed is authorized, invalid and otherwise hereby nullified.

DATED this 2 day of November 2020.

BENEFICIARY:

Brent R Tanner 
BRENT R. TANNER

SUBSCRIBED AND SWORN to before me this 2 day of November 2020 by
Brent R. Tanner.



Mackenzie L. Dunn 
NOTARY PUBLIC

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

EXHIBIT A

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.