



W3164596

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
1544 N Woodland Park Dr, Ste 300
Layton, UT 84041

E# 3164596 PG 1 OF 4
Leann H. Kiltz, WEBER COUNTY RECORDER
29-Jun-21 0246 PM FEE \$0.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

File No.: 145368-KAP

SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL RECONVEYANCE

APPOINTMENT OF SUCCESSOR TRUSTEE:

The Boardwalk Company, LLC ("**Current Beneficiary**"), the current beneficiary under that certain Deed of Trust (the "**Trust Deed**") executed by CC&A of Utah, Inc. as Trustor, in which Pinnacle Title Insurance Agency Corp is named Trustee and The Boardwalk Company, LLC is named Beneficiary, recorded in the office of the Weber County Recorder, State of Utah on May 18, 2021 as Entry No. 3153819, hereby appoints Cottonwood Title Insurance Agency, Inc. ("**CTIA**") as Successor Trustee under the Trust Deed, and ratifies and confirms any action taken on behalf of Current Beneficiary by Successor Trustee prior to the recording of this instrument.

The real property described in the Trust Deed, located in Weber County, State of Utah, is as follows:

See Exhibit A attached hereto and made a part hereof

Parcel Number(s): 03-014-0009, 03-015-0001, 03-014-0030, 03-014-0031, 03-015-0060,
15-689-0004 (for Reference Purposes Only)

REQUEST FOR PARTIAL RECONVEYANCE:

The Boardwalk Company, LLC, as the beneficiary of the Trust Deed described above, hereby requests and directs said Successor Trustee to reconvey a portion of the real property described as follows:

See Exhibit B attached hereto and made a part hereof

Part of Parcel Number: 03-014-0009

DEED OF PARTIAL RECONVEYANCE:

CTIA hereby accepts the appointment as Successor Trustee under the Trust Deed, and as Successor Trustee hereby reconveys, without warranty, to the person(s) entitled thereto, the trust property now held by it as Trustee and described in Exhibit B. This Deed of Partial Reconveyance is made in response to the above Request for Partial Reconveyance from the Current Beneficiary.

In ~~witness~~ June 29 whereof, the Current Beneficiary and Successor Trustee have executed this instrument as of _____, 2021.

The Boardwalk Company, LLC

Cottonwood Title Insurance Agency, Inc.

BY: Justin Hammond
Name: Justin Clark Hammond
Its: Manager

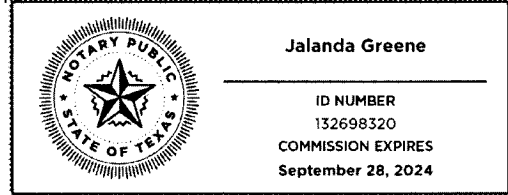
BY: [Signature]
Name: Lara Mountford
Its: Vice President

State of Texas)

County of Dallas)

On the 29 day of June, 2021, personally appeared before me Jalanda Greene, who acknowledged themselves to be the Manager of The Boardwalk Company, LLC, a limited liability company, and that they, as such Justin Clark Hammond, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Jalanda Greene
NOTARY PUBLIC



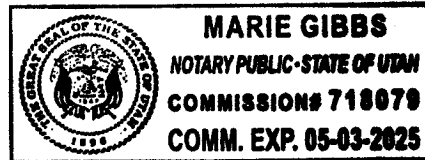
Notarized online using audio-video communication

State of Utah)

County of Davis)

On the 29 day of June, 2021, personally appeared before me Lara Mountford, who being by me duly sworn did say that she is the Vice President of Cottonwood Title Insurance Agency, Inc., and that said instrument was signed in behalf of said corporation by authority of its bylaws, and said Lara Mountford acknowledged that said corporation executed the same.

[Signature]
NOTARY PUBLIC



**EXHIBIT A
LEGAL DESCRIPTION OF
PROPERTY/COLLATERAL**

Parcel 1: (03-014-0009)

ALL OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 1, NEVADA ADDITION TO OGDEN CITY, WEBER COUNTY, UTAH. EXCEPTED, HOWEVER, THOSE PORTIONS THEREOF CONDEMNED IN FEE SIMPLE BY UTAH STATE ROAD COMMISSION FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED IN BOOK 1090 OF RECORDS, PAGE 365.

Parcel 2: (03-015-0001)

PART OF LOTS 7, 8 AND 9, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT WHICH IS NORTH 89D02' WEST 23 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 0D58' EAST 173.23 FEET TO THE SOUTH LINE OF THE STATE ROAD, THENCE NORTH 84D47'33" EAST 155.95 FEET, MORE OR LESS, TO THE OREGON SHORT LINE RAIL ROAD RIGHT-OF-WAY, THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE SOUTH LINE OF SAID LOT 7, THENCE WEST TO THE PLACE OF BEGINNING.

Parcel 3: (03-014-0030)

ALL THAT CERTAIN PARCEL OF LAND IN OGDEN, WEBER COUNTY, UTAH SITUATE IN THE LOT 6, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITY SURVEY IN SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE MERIDIAN AS HERETOFORE ACQUIRED BY THE OREGON SHORTLINE RAILROAD COMPANY (PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY) FROM OGDEN FRUIT GROWERS ASSOCIATION BY AGREEMENT DATED JULY 10, 1909 SAID AGREEMENT BEING FURTHER IDENTIFIED IN THE RECORDS OF SAID RAILROAD AS OS LR R CO AUDIT NO. 3904 SAID PARCEL LYING NORTH OF RUSHTON STREET WITHIN THE SOUTHWESTERLY PORTION OF SAID LOT 6.

Parcel 4: (03-014-0031)

ALL THAT CERTAIN TRACT OF LAND IN OGDEN, WEBER COUNTY, UTAH SITUATE IN LOT 7, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITY SURVEY IN SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE MERIDIAN HERETOFORE ACQUIRED BY THE UTAH AND NORTHERN RAILWAY COMPANY (PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY) FROM ISAAC AUGUSTUS CANFIELD ET AL BY DEED DATED JANUARY 7, 1880 RECORDED JUNE 30, 1880 IN BOOK N OF DEED PAGE 67 OF RECORDS OF WEBER COUNTY, UTAH.

Parcel 5: (03-015-0060)

ALL THAT PORTION OF THE CERTAIN PARCEL OF LAND IN OGDEN, WEBER COUNTY, UTAH SITUATE IN LOT 8, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITY SURVEY IN SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN AS HERETOFORE ACQUIRED THE UTAH AND NORTHERN RAILWAY COMPANY (PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY) FROM GEORGE T ODELL ET AL BY DEED DATED MARCH 9, 1888 RECORDED JULY 16, 1888 IN BOOK V, PAGE 585 OF THE RECORDS OF WEBER COUNTY, UTAH SAID PORTION LYING SOUTH OF TWENTIETH (20TH) STREET.

Parcel 6: (15-689-0004)

ALL OF LOT 4, CAMERON VILLAGE CLUSTER SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF WEBER COUNTY, UTAH.

Parcel No.: 03-014-0009, 03-015-0001, 03-014-0030, 03-014-0031, 03-015-0060, 15-689-0004

EXHIBIT B
LEGAL DESCRIPTION

UDOT Parcel No. 0204:101

A parcel of land in fee for the widening of the existing Wall Avenue, Ogden, known as Project No. F-0204(15)3, being part of an entire tract of property, situate in the NE1/4 NW1/4 of Section 29, T.6 N., R.1 W., S.L.B.& M., in Weber County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract, which point lies 478.39 feet N.00°58'00"E. along the monument line and 40.00 feet N.89°02'00"W. from the found Ogden City street monument at the intersection of Wall Avenue and 21st Street; and running thence along the southerly line of said entire tract N.89°00'55"W. 4.93 feet; thence N.00°51'48"E. 115.11 feet; thence N.04°54'39"W. 15.71 feet to a point 46.75 feet perpendicularly distant westerly from the control line of Wall Avenue of said project at Engineer Station 56+09.12; thence N.10°12'41"W. 8.02 feet; thence N.03°17'09"W. 9.44 feet; thence N.00°58'59"E. 28.78 feet; to a point 48.99 feet perpendicularly distant westerly from the control line of Wall Avenue of said project at Engineer Station 56+55.19; thence N.08°05'33"E. 16.06 feet; thence N.46°51'12"W. 50.59 feet to the northerly line of said entire tract and southerly right of way line of 20th Street, said point being 84.49 feet perpendicularly distant westerly from the control line of Wall Avenue of said project at Engineer Station 57+05.09; thence along said northerly line N.84°27'08"E. 44.78 feet to the Northeast corner of said entire tract; thence along the easterly line of said entire tract and westerly right of way line of Wall Avenue S.00°58'00"W. 231.78 feet 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.