



W3116149

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
1996 East 6400 South, Suite 120
Salt Lake City, UT 84121

E# 3116149 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
07-Jan-21 0316 PM FEE \$40.00 DEP DA
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

File No.: 119661-BHF

DEED OF PARTIAL RECONVEYANCE

Cottonwood Title Insurance Agency, Inc., authorized to conduct business in the State of Utah, and acting pursuant to a written request of the Beneficiary of a Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing thereunder, does hereby partially reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Trustee. Said Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing was executed by Sanctuary Ranch Utah, LLC, a Utah limited liability company and Timothy P. Charlwood, an individual, also known as Timothy Patrick Charlwood as Trustor, to Mountain West Debt Fund, LP, a Delaware limited partnership, as Beneficiary, and recorded in the official records of Weber County, State of Utah as follows:

Date: July 15, 2016 as Entry No. 2803929.

Modification Agreement increasing amount to \$3,000,000.00 under said Deed of Trust dated December 13, 2016 and recorded December 13, 2016 as Entry No. 2831753 of Official Records.

Modification Agreement increasing amount to \$6,500,000.00 under said Deed of Trust dated May 1, 2017 and recorded May 1, 2017 as Entry No. 2854988 of Official Records.

The above stated Deed of Trust was assigned to Mountain West REIT, LLC, a Delaware limited liability company, dated July 1, 2019 and recorded March 19, 2020 as Entry No. 3042192.

Modification Agreement under said Deed of Trust dated February 15, 2020 and recorded April 2, 2020 as Entry No. 3044937.


The portion of the trust estate affected by this Deed of Partial Reconveyance pertains to the following described property located in Weber County, State of Utah:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 21-126-0002 (for reference purposes only)

Dated this 6 day of January, 2021.

Cottonwood Title Insurance Agency, Inc.

By: 
Name: Frankljin S. Ivory
Its: President

State of Utah)

County of Salt Lake)

On the 6 day of January, 2021, personally appeared before me Franklin S. Ivory, who being by me duly sworn did say that he is the 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 Franklin S. Ivory acknowledged that said corporation executed the same.

NOTARY PUBLIC



EXHIBIT A LEGAL DESCRIPTION

An undivided one-twelfth (1/12) fee simple ownership interest as tenant in common in Lot 2, THE SANCTUARY SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah, and subject to the Second Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Sanctuary Utah, recorded on January 9, 2019 as Document No. 2960426 (as said Declaration may have heretofore been amended or supplemented) and the plat recorded on July 16, 2013 as Entry No. 2645602, in the office of the County Clerk of Weber County, Utah, together with the exclusive right to possess and occupy the residence during the calendar month of **March** each and every calendar year.

And

An undivided one-twelfth (1/12) fee simple ownership interest as tenant in common in Lot 2, THE SANCTUARY SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah, and subject to the Second Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Sanctuary Utah, recorded on January 9, 2019 as Document No. 2960426 (as said Declaration may have heretofore been amended or supplemented) and the plat recorded on July 16, 2013 as Entry No. 2645602, in the office of the County Clerk of Weber County, Utah, together with the exclusive right to possess and occupy the residence during the calendar month of **August** each and every calendar year.

And

An undivided one-twelfth (1/12) fee simple ownership interest as tenant in common in Lot 2, THE SANCTUARY SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah, and subject to the Second Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Sanctuary Utah, recorded on January 9, 2019 as Document No. 2960426 (as said Declaration may have heretofore been amended or supplemented) and the plat recorded on July 16, 2013 as Entry No. 2645602, in the office of the County Clerk of Weber County, Utah, together with the exclusive right to possess and occupy the residence during the calendar month of **December** each and every calendar year.

TOGETHER WITH a perpetual easement for ingress, egress and utilities over and across the existing 50' private road as more particularly described and conveyed in that certain Right of Way and Easement recorded January 14, 1998 as Entry No. 1515370 in Book 1901 at Page 2685, and in that certain Easement Agreement and Declaration of Covenants recorded September 23, 2004 as Entry No. 2058175 of official records.