

Loan No. 254-1048643-01-001

13783583
9/27/2021 1:51:00 PM \$40.00
Book - 11245 Pg - 587-590
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, RETURN TO:

Zions Bancorporation, N.A.
Attn: ELO File Room
2200 South 3270 West
West Valley City, UT 84119

Mail Code: UT SLSC 1880
CT-139426-CAB

DEED OF PARTIAL RECONVEYANCE

TIN 33-07-428-006, 33-07-428-004 & 33-07-428-007

Zions Bancorporation, N.A., dba Zions First National Bank ("Trustee"), is the Trustee and Beneficiary under the Term Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing dated January 30, 2019, executed by Academy Village Land Holdings, LLC, a Utah limited liability company ("Trustor"), as Trustor, filed for record on February 14, 2019, as Entry No. 12934262, in Book 10752, at Pages 8769-8795, of the official records of the Salt Lake County Recorder's Office in the State of Utah (the "Deed of Trust").

Trustee does hereby reconvey and release, without warranty, to the person or persons entitled thereto, the trust property so held by said Trustee under said Deed of Trust to the extent, and only to the extent, that it affects the portion of the property shown on Exhibit A attached hereto and by this reference made a part hereof.

*[SIGNATURE PAGE(S) AND EXHIBIT(S),
IF ANY, FOLLOW THIS PAGE]*

EXHIBIT A

REAL PROPERTY DESCRIPTION

The real property located in Salt County, State of Utah, and more particularly described as follows:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE, SAID POINT BEING SOUTH 0°28'03" WEST 891.52 FEET ALONG THE SECTION LINE AND NORTH 89°31'57" WEST 13.71 FEET FROM WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 44°02'29" WEST 84.40 FEET; (2) SOUTH 44°17'01" WEST 194.30 FEET; (3) SOUTH 38°24'55" WEST 193.08 FEET; (4) SOUTH 75°51'29" WEST 63.53 FEET TO THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE NORTH 53°35'22" WEST 551.24 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE NORTH 38°24'00" EAST 328.57 FEET; THENCE SOUTH 51°36'00" EAST 78.50 FEET; THENCE NORTH 38°24'00" EAST 213.31 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS NORTH 83°24'00" EAST 28.28 FEET); THENCE SOUTH 51°36'00" EAST 499.40 FEET; TO A POINT ON A 20.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 33.39 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 95°38'08" (LONG CHORD BEARS SOUTH 03°46'30" EAST 29.64 FEET) TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REAL VISTA DRIVE, SAID POINT BEING SOUTH 00°28'03" WEST ALONG THE SECTION LINE 446.19 FEET AND SOUTH 89°31'57" EAST 346.14 FEET AND SOUTH 38°24'00" WEST 470.52 FEET FROM THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 38°24'00" WEST 22.17 FEET TO A POINT ON 1249.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY 101.78 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°40'08" (WHICH LONG CHORD BEARS SOUTH 40°44'04" WEST 101.75 FEET); THENCE SOUTH 43°04'08" WEST 131.83 FEET; THENCE NORTH 51°59'37" WEST 8.55 FEET; THENCE SOUTH 39°58'51" WEST 182.07 FEET; THENCE SOUTH 38°24'26" WEST 138.00 FEET; THENCE SOUTH 75°51'28" WEST 59.20 FEET; THENCE NORTH 53°35'22" WEST 12.51 FEET; THENCE NORTH 75°51'29" EAST 63.53 FEET; THENCE NORTH 38°24'55" EAST 193.08 FEET; THENCE NORTH 44°17'01" EAST 194.30 FEET; THENCE NORTH 44°02'29" EAST 186.83 FEET TO THE POINT OF BEGINNING.

Tax Id Nos.: 33-07-428-006, 33-07-428-004 and 33-07-428-007