



\*W3154944\*

When recorded return to:  
Mountain View Title  
5732 South 1475 East  
Suite 100  
Ogden, Utah 84403

E# 3154944 PG 1 OF 3  
Leann H. Kiltz, WEBER COUNTY RECORDER  
21-May-21 0306 PM FEE \$40.00 DEP TH  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

## PARTIAL RECONVEYANCE

**Mountain View Title & Escrow, Inc., a Utah Corporation**, a qualified Trustee as defined in **Utah Code 57-1-21**, does hereby reaffirm and state that the same is the duly appointed and designated Trustee under the terms, conditions and stipulations of a Deed of Trust, recorded with the **Weber County Recorder of the State of Utah**, more particularly described as follows:

**Trustor:** Richard Hipwell and Carisa Hipwell  
**Beneficiary:** Glacier Rock Investments, LLC, a Utah Limited Liability Company  
**Recorded:** September 1, 2020  
**Entry Number:** 3081610

Trustee has received instruction from the Beneficiary that a portion of the real property, pledged as collateral in the Deed of Trust, is to be released as collateral under the terms and conditions of the **Promissory Note and Deed of Trust**.

**Mountain View Title & Escrow, Inc., a Utah Corporation, as Trustee**, does hereby reconvey the real property described on Exhibit "A" under the following conditions:

- A. The real property released from the burdens imposed upon it by the recording of the Deed of Trust, is described on attached Exhibit "A", and, at present, is the only real property released from the burdens imposed upon it as defined in the Deed of Trust.
- B. The Promissory Note, executed by the Borrower/Trustor, in favor of the Beneficiary/Lender, has not been satisfied. An amount which the Borrower/Trustor and the Beneficiary/Lender, have stipulated and agreed to, outside of this document, remains unpaid and is secured by all other property, pledged as collateral in the Deed of Trust, less the real property described on Exhibit "A".
- C. This Deed of Partial Reconveyance does not modify the terms and conditions of the repayment of the Promissory Note in favor of the Beneficiary/Lender.
- D. Title to the owner of the fee estate, in and to the real property described on Exhibit "A" is conveyed to the same, without warrants.

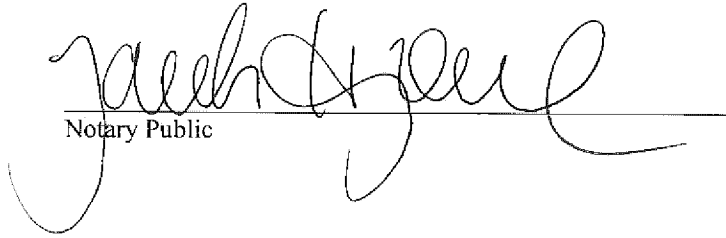
Mountain View Title & Escrow, Inc., a Utah Corporation

by:   
Michael L. Hendry--President

5-14-21  
Date

State of Utah  
County of Weber

On this the 14 day of May 2021, personally appeared before, **Michael L. Hendry, in the capacity of President of Mountain View Title & Escrow, Inc., a Utah Corporation**, who duly acknowledged to me that this document was executed under authorities granted to the signer in accordance with a resolution passed by the board of directors of said corporation.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 187706 15-028-0034, 15-028-0053 & 0054

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF THE HIPWELL SUBDIVISION BEING 1756.48 FEET NORTH 89°26'19" WEST ALONG THE SOUTH LINE OF SAID SECTION 9 AND 362.31 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 9, THENCE RUNNING NORTH 89°26'19" WEST 209.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 0° 56'30" EAST 398.00 FEET, THENCE SOUTH 89°26'19" EAST 197.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 3600 WEST STREET, THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF 3600 WEST STREET THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 0° 56'30" WEST 86.640 FEET (2) ALONG AN ARC 150.80 FEET OF A 1894.06 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 1°20'21" EAST 150.760 FEET (3) ALONG AN ARC 150.80 FEET OF A 1894.06 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 1°20'21" EAST 150.76 FEET (4) SOUTH 0°56'33" WEST 10.00 FEET TO THE POINT OF BEGINNING.