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7/19/2021 4:23:00 PM \$40.00
Book - 11208 Pg - 8875-8876
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

AFTER RECORDING RETURN TO:

Wm. Shane Topham
JONES WALDO HOLBROOK & McDONOUGH
170 South Main Street, 15th Floor
Salt Lake City, UT 84101

Partial Reconveyance

THE UNDERSIGNED (“Trustee”), as duly appointed trustee under that certain deed of trust (the “Trust Deed”) hereinafter described, having received from the holder of the obligations thereunder a written request for partial reconveyance, does hereby **RECONVEY**, without warranty, to the person(s) legally entitled thereto, the estate held by Trustee pursuant to the Trust Deed in that portion of the Property (defined below) that is particularly described below.

The Trust Deed is styled “Construction Deed of Trust with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing” and was made effective 24 December 2018 by **CANYON CENTRE CAPITAL, LLC**, a Utah limited liability company, as trustor, in which **Wm. SHANE TOPHAM** is named as trustee and **COTTONWOOD HEIGHTS COMMUNITY DEVELOPMENT AND RENEWAL AGENCY** is named as beneficiary. The Trust Deed was recorded in the official records of the Recorder of Salt Lake County, Utah on or about 28 December 2018 as entry no. 12910365 in Book 10742, beginning at Page 436.

The real property (the “Property”) encumbered by the Trust Deed is situated in Salt Lake County, Utah. The portion of the Property covered by this Partial Reconveyance is particularly described on the attached exhibit.

DATED 19 July 2021.



Wm. Shane Topham, an Active Member of the Utah State Bar

STATE OF UTAH)
 :
COUNTY OF SALT LAKE)

On 19 July 2021, personally appeared before me **Wm. Shane Topham**, who duly acknowledged to me that he is an active member of the Utah State Bar who is legally qualified to act as Trustee under the Trust Deed, and that he signed the foregoing instrument in his capacity as Trustee under the Trust Deed.

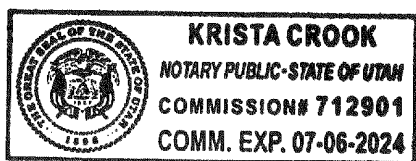

Notary Public

Exhibit to Partial Reconveyance

Parcel 1:

Units 2B, 2B-1 and 2B-3, contained within CANYON CENTRE CONDOMINIUMS AMENDED #1, as the same is identified in the Record of Survey Map filed in the office of the Salt Lake County Recorder, Utah, on October 25, 2019 as Entry No. 13108148 in Book 2019P of Plats at Page 287 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions and Restrictions for Canyon Centre, recorded in said county on December 28, 2018 as Entry No. 12910498 in Book 10742 at Page 1095 (as said Declaration may have heretofore been amended or supplemented).

Together with the undivided ownership interest in the Common Areas which is appurtenant to said Unit as more particularly described in said Declaration and Map (as said Declaration and Map may have been amended or supplemented).

Parcel 1A:

A perpetual non-exclusive easement over and across the Parking Structure for ingress, egress and regress of pedestrian and vehicular traffic to and from the Parking Stalls comprising Unit 2B-1 and 2B-3 (and also sometimes being referred to as Parking Level 1 and 3) as more specifically defined in that certain Public Parking Easement Agreement recorded December 28, 2018 as Entry No. 12910366 in Book 10742 at Page 459, and re-recorded December 28, 2018 as Entry No. 12911181 in Book 10742 at Page 5464, and in the Declaration of Condominium for Canyon Centre Condominium (Amending Lot 2 of Canyon Centre), recorded December 28, 2018 as Entry No. 12910498 in Book 10742 at Page 1095, and in that certain Master Parking Agreement for Canyon Centre Condominiums Parking Structure, recorded December 28, 2018 as Entry No. 12911182, in Book 10742 at Page 5499 of official records.

Parcel 1B:

A perpetual non-exclusive easement for vehicular and pedestrian access to and from the Parking Structure and Stalls, parking located on Lot 1, and for the installation of public utilities and drainage systems serving said Lot 2, (aka Canyon Centre Condominiums as more particularly defined in that certain Declaration of Parking, Utility and Drainage Easement recorded December 28, 2018 as Entry No. 12911183 in Book 10742 at Page 5565 of official records.

2B: 22-25-181-014

2B-1: 22-25-181-017

2B-3: 22-25-181-018