

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
950 West 800 North
Orem, UT 84057

File No.: 164137-MYU

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 current beneficiary of a Trust Deed, Assignment of Rents, Security Agreement, and Fixture Filing thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, a portion of the trust property now held by it as Trustee. Said Trust Deed, Assignment of Rents, Security Agreement, and Fixture Filing was executed by Phase One Properties, L.L.C., a Utah limited liability company as Trustor, to SDP REIT, LLC, a Delaware limited liability company and SDP Financial 2020, LP, a Delaware limited partnership, as Beneficiary, and recorded in the office of the Utah County Recorder, State of Utah on November 3, 2021 as Entry No. 186659:2021. First Amendment to Trust Deed, Assignment of Rents, Security Agreement, and Fixture Filing recorded January 11, 2022 as Entry No. 4275:2022.

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

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 30-084-0120 and 30-084-0117 (for reference purposes only)

THIS IS A PARTIAL RECONVEYANCE. THE LIEN OF SAID DEED OF TRUST REMAINS IN FULL FORCE AND EFFECT AS TO THE REMAINDER OF THE PROPERTY SECURED THEREBY.

Dated this 6 day of January, 2023.

Cottonwood Title Insurance Agency, Inc.

By: [Signature]
Name: Franklin S. Ivory
Its: President

State of Utah)

County of Salt Lake)

On this 6 day of January, 2023, before me, personally appeared Franklin S. Ivory, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as President on behalf of Cottonwood Title Insurance Agency, Inc.

[Signature]
NOTARY PUBLIC

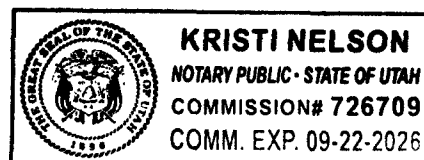


EXHIBIT A**PARCEL 1:**

Beginning at a point located South 00°29'00" East along Section line 909.08 feet and East 759.14 feet from the Northwest corner of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 13°15'00" East, a distance of 110.11 feet; thence South 31°45'00" East, a distance of 19.80 feet; thence South 76°45'00" East, a distance of 86.00 feet; thence along the arc of a 300.00 foot curve to the left through a central angle of 14°02'45" for 73.45 feet (chord bears South 83°46'22" East 73.36 feet); thence North 89°12'15" East, a distance of 176.68 feet; thence South a distance of 60.01 feet; thence South 89°12'15" West, a distance of 368.99 feet to the point of beginning.

Tax Id No.: 30-084-0120

PARCEL 2:

Beginning at a point located South 00°29'00" East along section line 903.96 feet and East 1128.14 feet from the Northwest Corner of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North, a distance of 331.39 feet; thence North 89°53'15" East, a distance of 129.24 feet; thence South 01°13'27" East, a distance of 329.81 feet; thence South 89°09'57" West, a distance of 27.43 feet; thence South 89°12'15" West, a distance of 108.87 feet to the point of beginning.

Tax Id No.: 30-084-0117