

01209695 B: 2794 P: 1440

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Rhonda Francis Summit County Recorder

09/18/2023 04:07:23 PM Fee \$40.00

By FIRST AMERICAN TITLE

Electronically Recorded

AFTER RECORDING, RETURN TO:

First American Title Insurance Company

4795 Regent Blvd Mail Stop 1021-N

Irving, TX 75063

Reference Number: 3351-L01 Estates Managers LC



FULL RECONVEYANCE

University First Federal Credit Union, pursuant to a written request of the Beneficiary thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Trustee under said Trust Deed, which Trust Deed covers real property situated in Summit County, State of Utah, described as follows:


Said Deed of Trust dated 11/19/2021 executed by Estates Managers, LC, Trustor, for the benefit of University First Federal Credit Union, Original Beneficiary, and recorded on 11/22/2021 in Book 2708 at Page 0483 as Instrument No 01178224, in the Office of the Recorder for Summit County, State of Utah and cover real property situated in said county described as follows:

Legal Description: See the attached legal description

Tax ID Number: FT-2118-A

In Witness Whereof, the undersigned has caused this instrument to be executed on 9/18/2023.

University First Federal Credit Union

By 
Jeffrey Osgood, Vice President of First American Title Insurance Company as Attorney in Fact
by Power of Attorney dated 07/07/2015

State of Idaho)
County of Bonneville)

On this 9/18/2023, before me, Tawnya Rainey, personally appeared Jeffrey Osgood, personally known to me and who acknowledged to be Vice President of First American Title Insurance Company as Attorney in Fact for University First Federal Credit Union and that as such officer, being authorized so to do, signed in behalf of the corporation and acknowledged that the corporation executed the same.



Tawnya Rainey - Notary Public
Commission Expires: 5/5/2026

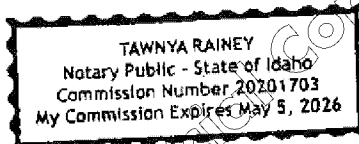


Exhibit A

Parcel 1:

Commencing at a point 40 rods North of the Southwest corner of the Southeast quarter of the Southwest quarter of Section 34, Township 2 South, Range 6 East, Salt Lake Base and Meridian; and running thence North 40 rods; thence East 80 rods; thence South 40 rods; thence West 80 rods to the place of beginning.

Parcel 1A:

Together with an easement for ingress and egress as created by that certain Easement Agreement, recorded August 31, 2017 as Entry No. 1076651 in Book 2426 at Page 259 of Official Records, described as follows:

Commencing at the intersection of the Southwestern corner of the Summit Parcel, CD-2123, and E. Gines Lane, Francis, Summit County, Utah, and thence along the Southwestern property line of the Summit Parcel Northwesterly and Northerly to its intersection with the Stewart Parcel, CD-2118-A, thence North along the common property line between the Stewart and Summit Parcels to the intersection of a line which runs parallel to the Southwest property line of the Summit Parcel a sufficient distance from that property line to allow a roadway of sixty (60) feet in width beyond the existing vegetation and ditch, to run parallel to such property line, thence along such parallel line to its intersection with the North right of way line of E. Gines Lane, and thence West to the point of beginning.