

When Recorded Mail To:
Meridian Title Company
64 East 6400 South, Suite 100
Salt Lake City, Utah 84107
Meridian File No. 281185

13191111
2/11/2020 11:30:00 AM \$40.00
Book - 10895 Pg - 1176-1177
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

PARTIAL RECONVEYANCE

Meridian Title Company, as Trustee of that certain Trust Deed, described as:

A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;

Amount: \$6,800,000.00

Dated: December 31, 2015

Trustor: Jordan Parkway Members, LLC

Trustee: Founders Title Company

Beneficiary: Reliance Bank

Recorded: December 31, 2015 as Entry No. 12198088 in Book 10392 at Page 4117 of Official Records. (Includes other Property)

An agreement to modify the terms and provisions of said deed of trust as therein provided:

Executed by: Reliance Bank (Lender) and Jordan Parkway Members, LLC (Borrower)

Recorded: March 21, 2017 as Entry No. 12499953 in Book 10540 at Page 1027 of Official Records.

acting pursuant to Beneficiary's written request, hereby reconveys, without warranty, to the person or persons entitled thereto, a portion of the trust property under the Trust Deed, located in Salt Lake County, Utah, and is described as:

Parcel No. 0154:390

A parcel of land in fee, for the widening of 10400 South Street associated with the widening of SR-154 (Bangerter Highway), known as Project No. S-0154(84)14, being part of an entire tract of property situate in Lot 2 of the Albertson's 10400 South Street Subdivision according to the official plat thereof recorded September 15, 2002 as Entry No. 8343187 in Book 2002P on Page 243, in the office of the Salt Lake County Recorder, a subdivision in the SE1/4 NW1/4 of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:


Beginning at the northwest corner of Lot 2 of said Subdivision, being in the existing southerly highway right of way line of said 10400 South Street; and running thence along said highway right of way line the following two (2) courses and distances, (1) South 89°57'00" East 166.66 feet; thence (2) South 86°03'17" East 92.00 feet to a point in the easterly boundary line of said entire tract; thence South 11.02 feet along the easterly boundary line of said entire tract to a point 71.41 feet perpendicularly distant southerly from the right of way control line of 10400 South Street of said Project, opposite

approximate Engineers Station 513+51.24; thence North 82°50'45" West 11.33 feet to a point 70.00 feet perpendicularly distant southerly from the right of way control line of 10400 South Street of said Project, opposite Engineers Station 513+40.00; thence North 89°58'15" West 247.20 feet to a point in the westerly boundary line of said entire tract at a point 70.00 feet perpendicularly distant southerly from the right of way control line of 10400 South Street of said Project, opposite approximate Engineers Station 510+92.80; thence along said westerly boundary line North 15.96 feet to the point of beginning.

(Note: Rotate above bearings 00°12'50" clockwise to equal Highway bearings).
Tax ID: 27-17-176-018

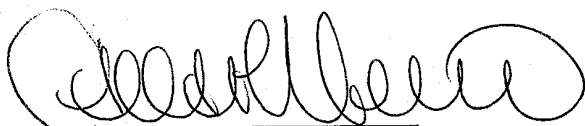
Dated February 11, 2020.


Meridian Title Company

By: 
DAN SULLIVAN, Reconveyance Officer

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 11 day of February, 2020, by DAN SULLIVAN, Reconveyance Officer of Meridian Title Company, Trustee.


Notary Public

 **CALLAN MERRICK**
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 691017
COMM. EXP. 09-16-2020