

FNF No: 20542977
Site ID: BB154001
ST: UT County: Salt Lake

13919454 B: 11321 P: 3918 Total Pages: 4
03/25/2022 04:03 PM By: ggasca Fees: \$40.00
REQ- REQUEST
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIDELITY NATIONAL TITLE INSURANCE COMPANY - RICH
7130 GLEN FOREST DRRICHMOND, VA 232263754

REQUEST FOR FULL RECONVEYANCE

The undersigned beneficiary is the legal owner and holder of the promissory note, secured by that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, in which LMRK PropCo LLC, is/are grantor(s) and Founders Title Company is trustee, filed for record on 4/4/2018, in Instrument No. 12747180, in the records of Salt Lake County, Utah.

The note and all other indebtedness secured by said Deed of Trust have been fully satisfied.


You are therefore requested, upon payment of all sums owing to you, to reconvey without warranty, to the person(s) entitled thereto, the right, title, and interest now held by you thereunder.

SEE FOLLOWING PAGES FOR LEGAL DESCRIPTION AND SIGNATURES

This Instrument is being filed as an accommodation only. It has not been examined as to its execution, insurability or affect on title.

Signed this 16th day of March, 2022.

Wilmington Trust, National Association

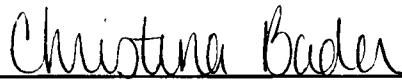


By: Cynthia L. Major
Its Banking Officer

STATE OF DELAWARE

COUNTY OF NEW CASTLE

BEFORE ME, a Notary Public in and for said County, personally appeared the above named, Cynthia L. Major and acknowledged that he/she did sign the foregoing instrument, and that the same is his free act and deed, this 16th day of March, 2022.



Notary Public: Christina Bader
Commission Expires: 02/24/2024

EXHIBIT A

Legal Description

PROPERTY NO. 1:

UT, Salt Lake
BB154001
20542977

All of Lot 7, S.S. L.D.C. Subdivision, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

SUBJECT TO Billboard & Air Rights Easement (as surveyed):

A tract of land for easement purposes lying in Lot 7, S.S.L.D.C. Subdivision, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder. Said tract being more particularly described as follows:

COMMENCING at 5/8" iron pin found on the West right of way of South 460 West for the Southeast corner of said Lot 7; thence South 89° 57' 00" West, on the South line of said Lot 7, a distance of 97.45 feet to the POINT OF BEGINNING of the herein described easement; thence continuing South 89° 57' 00" West, a distance of 1.03 feet; thence North 04° 59' 58" West, a distance of 62.87 feet; thence South 82° 14' 54" East, a distance of 65.55 feet; thence South 06° 58' 38" East, a distance of 29.36 feet; thence South 68° 19' 22" West, a distance of 66.73 feet to the POINT OF BEGINNING.

ALSO SUBJECT TO Air Rights Easement (as surveyed):

A tract of land for air rights easement being a part of Lot 7, S.S.L.D.C. Subdivision, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder. Said tract being more particularly described as follows:

COMMENCING at a 5/8" iron pin found on the west right of way of South 460 West for the Southeast corner of said Lot 7; thence South 89° 57' 00" West, on the South line of said Lot 7, a distance of 98.48 feet; thence North 04° 59' 58" West, a distance of 20.01 feet; to the POINT OF BEGINNING of the herein described tract; thence North 04° 59' 58" West, a distance 42.85 feet; thence South 82° 14' 54" East, a distance of 41.00 feet; thence South 00° 14' 47" West, a distance of 37.39 feet; thence North 89° 38' 55" West, a distance of 36.73 feet to the POINT OF BEGINNING.

ALSO SUBJECT TO Access Easement (as surveyed):

A tract of land for ingress and egress crossing in Lot 7, S.S.L.D.C. Subdivision, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder. Said easement being 10.00 feet on each side of the following described centerline:

COMMENCING at a 5/8" iron pin found on the West right of way of South 460 West for the Southeast corner of said Lot 7; thence South 89° 57' 00" West, on the South line of said Lot 7, a distance of 37.71 feet to the POINT OF BEGINNING of the herein described centerline; thence North 00° 57' 08" West, a distance of 139.11 feet; thence North 87° 58' 18" East, a distance of 32.45 feet to the point of termination on the West line of said South 460 West, a public right of way.

EXHIBIT A

PROPERTY NO. 2:

UT, Salt Lake
BB110411
12984543

An Easement Estate, said easement being a portion of the following described parent parcel:

All of Lots 11, 12, and 13, Block 8, Highland Park Addition, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

AND BEING the same property conveyed to AJ Busch and Peter G. Busch from A.J. Busch, as personal representative of the estate of Leo Dean Busch by Personal Representative's Deed of Distribution dated May 23, 2007 and recorded May 25, 2007 in Deed Book 9469, Page 2749; AND FURTHER CONVEYED to Terri Busch, as Trustee of The Dean Holdings Trust, dated April 27, 2011 from AJ Busch and Peter G. Busch by Quit-Claim Deed dated June 01, 2011 and recorded June 14, 2011 in Deed Book 9930, Page 7074.

Tax Parcel No. 15-03-232-010-0000

EXHIBIT A