

Prepared & Recording Requested By:
Holly Nakada
StanCorp Mortgage Investors, LLC
19225 NW Tanasbourne Drive
Hillsboro, Oregon 97124

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04/21/2022 04:11 PM By: dhummel Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (DRAPER)
11820 SOUTH STATE STREET, SUITDRAPER, UT 84020

WHEN RECORDED MAIL TO:
STANCORP MORTGAGE INVESTORS, LLC
10265 NE Tanasbourne Drive
HILLSBORO, OR 97124

ATTN: CLOSING DEPT., T3A

SIC Loan No. **B4121804**
Parcel Identification Number 16-33-330-024-0000

PARTIAL RECONVEYANCE

The undersigned, being all of the present beneficiaries and holders, or authorized representatives of the present beneficiaries and holders of the indebtedness secured by that certain Deed of Trust, dated **May 1, 2015**, executed by **NSM Properties, LLC, a Utah limited liability company**, as Trustor, to **First American Title Insurance Company, a Nebraska corporation**, as Trustee, for **Standard Insurance Company, an Oregon corporation**, as Beneficiary, recorded **May 11, 2015**, as **Instrument No. 12047820: BK 10322: PG 9663-9686**, and by the Assignment of Lessor's Interest in Leases, dated **May 1, 2015**, recorded **May 11, 2015**, as **Instrument No. 12047821: BK 10322: PG 9687-9697**, the beneficial interest of which was assigned pursuant to that certain Assignment of Beneficial Interest in Deed of Trust and Related Loan Documents, dated **June 10, 2015**, recorded **September 3, 2015** as **Instrument No. 12126345: BK 10358: PG 9619-9622**, in the Real Property Records of **Salt Lake County**, in the Utah.

See Exhibit "A" attached hereto

Tax Account Number(s): 16-33-330-024-0000 f/k/a 16-33-330-006-0000; 16-33-330-007-0000; and 16-33-330-008-0000

Property Address:
1580 East 3900 South, Salt Lake City, Utah, 84124

No other collateral is released from said Deed of Trust.

The remaining collateral is described in Exhibit "C" attached hereto and by this reference made a part hereof.

The remaining property described in said Deed of Trust shall continue to be held by said Trustee under the terms thereof as provided in said Deed of Trust. This Partial Reconveyance is made without affecting the personal liability of any person or any entity for the payment of the indebtedness mentioned as secured thereby or the unpaid portion thereof, nor shall it affect any rights or obligations of any of the parties of said Deed of Trust as to the remaining property.

IN WITNESS WHEREOF, the owners and holders of the above described indebtedness and beneficial interest have caused this instrument to be executed, as to each respective interest.

**BENEFICIARIES AND HOLDERS OF INDEBTEDNESS,
OR AUTHORIZED REPRESENTATIVE THEREOF:**

Standard Insurance Company,
an Oregon corporation

By: *Amy Frazier*
Amy Frazier
Assistant Vice President

ATTEST:

By: *Jason F. Wells*
Jason F. Wells, Director
Stan Corp Mortgage Investors, LLC

Banner Bank,
a Washington chartered commercial bank,
by StanCorp Mortgage Investors, LLC,
an Oregon limited liability company,
its Attorney in Fact

By: *Amy Frazier*
Amy Frazier, Assistant Vice President

Attest: *Jason F. Wells*
Jason F. Wells, Director

Banner Life Insurance Company,
a Maryland insurance company,
by StanCorp Mortgage Investors, LLC,
an Oregon limited liability company,
its Attorney in Fact


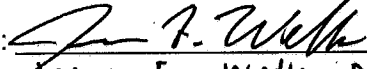
By: *Amy Frazier*
Amy Frazier, Assistant Vice President

Attest: *Jason F. Wells*
Jason F. Wells, Director

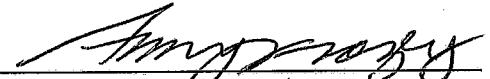



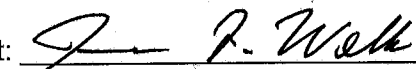
Employers Insurance Company of Wausau, a Wisconsin stock insurance company,
Liberty Mutual Fire Insurance Company, a Wisconsin stock insurance company,
Liberty Mutual Insurance Company, a Massachusetts stock insurance company,
The Ohio Casualty Insurance Company, a New Hampshire stock insurance company,
Peerless Insurance Company, a New Hampshire stock insurance company,
Safeco Insurance Company of America, a New Hampshire stock insurance company,
by StanCorp Mortgage Investors, LLC,
an Oregon limited liability company,
their Attorney in Fact

By: 
Amy Frazee, Assistant Vice President

 Attest: 
Jason F. Wells, Director

The Lincoln National Life Insurance Company,
successor by merger to Lincoln Life Assurance Company of Boston,
f/k/a Liberty Life Assurance Company of Boston,
an Indiana corporation,
by StanCorp Mortgage Investors, LLC,
an Oregon limited liability company,
its Attorney in Fact

By: 
Amy Frazee, Assistant Vice President

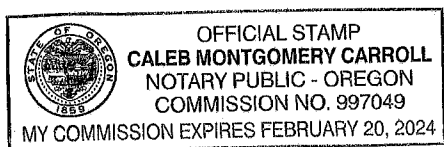
 Attest: 
Jason F. Wells, Director

NOTARY ACKNOWLEDGMENTS TO BE ATTACHED IN ACCORDANCE WITH STATE LAW

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 20th day of April, 2022, before me, Caleb Montgomery Carroll, appeared AMY FRAZEY and JASON F. WELLS, both to me personally known, who being duly sworn did say that she, the said AMY FRAZEY is the Assistant Vice President of STANDARD INSURANCE COMPANY, an Oregon corporation, the within named corporation, and that the seal affixed to said document is the corporate seal of said corporation, and that the said document was signed and sealed in behalf of said corporation by authority of its Board of Directors, and he, the said JASON F. WELLS is the Director of STANCORP MORTGAGE INVESTORS, LLC, an Oregon limited liability company, as Servicer for STANDARD INSURANCE COMPANY and AMY FRAZEY and JASON F. WELLS acknowledged said document to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



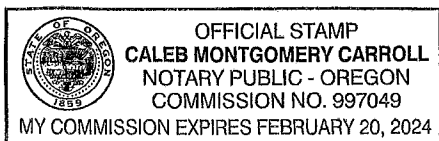
A handwritten signature in cursive script, appearing to read 'C. Carroll', written over a horizontal line.

Caleb Montgomery Carroll
Notary Public for Oregon
My Commission Expires: February 20, 2024

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 20th day of April, 2022, before me, Caleb Montgomery Carroll, appeared AMY FRAZEY and JASON F. WELLS, both to me personally known, who being duly sworn did say that she, the said AMY FRAZEY is the Assistant Vice President, and he, the said JASON F. WELLS is the Director of STANCORP MORTGAGE INVESTORS, LLC, an Oregon limited liability company, as Attorney in Fact for BANNER BANK, a Washington chartered commercial bank, the within named company, and that the said document was signed on their behalf, and AMY FRAZEY and JASON F. WELLS acknowledged said document to be the free act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



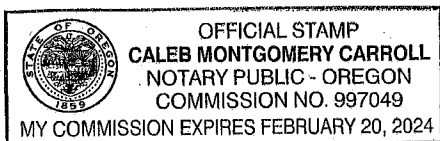
A handwritten signature in cursive script, appearing to read 'C. Carroll', written over a horizontal line.

Caleb Montgomery Carroll
Notary Public for Oregon
My Commission Expires: February 20, 2024

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 20th day of April, 2022, before me, Caleb Montgomery Carroll, appeared AMY FRAZEY and JASON F. WELLS, both to me personally known, who being duly sworn did say that she, the said AMY FRAZEY is the Assistant Vice President, and he, the said JASON F. WELLS is the Director of STANCORP MORTGAGE INVESTORS, LLC, an Oregon limited liability company, as Attorney in Fact for BANNER LIFE INSURANCE COMPANY, a Maryland insurance company, the within named company, and that the said document was signed on their behalf, and AMY FRAZEY and JASON F. WELLS acknowledged said document to be the free act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

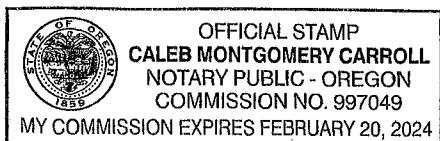


Caleb Montgomery Carroll
Notary Public for Oregon
My Commission Expires: February 20, 2024

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 20th day of April, 2022, before me, Caleb Montgomery Carroll, appeared AMY FRAZEY and JASON F. WELLS, both to me personally known, who being duly sworn did say that she, the said AMY FRAZEY is the Assistant Vice President, and he, the said JASON F. WELLS is the Director of STANCORP MORTGAGE INVESTORS, LLC, an Oregon limited liability company, as Attorney in Fact for EMPLOYERS INSURANCE COMPANY OF WAUSAU, LIBERTY MUTUAL FIRE INSURANCE COMPANY, LIBERTY MUTUAL INSURANCE COMPANY, THE OHIO CASUALTY INSURANCE COMPANY, PEERLESS INSURANCE COMPANY, and SAFECO INSURANCE COMPANY OF AMERICA, the within named companies, and that the said document was signed on their behalf, and AMY FRAZEY and JASON F. WELLS acknowledged said document to be the free act and deed of said companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



Caleb Montgomery Carroll
Notary Public for Oregon
My Commission Expires: February 20, 2024

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 20th day of April, 2022, before me, Caleb Montgomery Carroll, appeared AMY FRAZEY and JASON F. WELLS, both to me personally known, who being duly sworn did say that she, the said AMY FRAZEY is the Assistant Vice President, and he, the said JASON F. WELLS is the Director of STANCORP MORTGAGE INVESTORS, LLC, an Oregon limited liability company, as Attorney in Fact for THE LINCOLN NATIONAL LIFE INSURANCE COMPANY, successor by merger to LINCOLN LIFE ASSURANCE COMPANY OF BOSTON, f/k/a LIBERTY LIFE ASSURANCE COMPANY OF BOSTON, an Indiana corporation, the within named corporation, and that the said document was signed on their behalf, and AMY FRAZEY and JASON F. WELLS acknowledged said document to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



A handwritten signature in cursive script, appearing to read "C. Carroll", is written above a horizontal line.

Caleb Montgomery Carroll
Notary Public for Oregon
My Commission Expires: February 20, 2024

Exhibit "A" – Original Collateral

SIC Loan No. B4121804

PARCEL 1:

BEGINNING AT A POINT IN THE CENTER OF 3900 SOUTH STREET, SAID POINT BEING NORTH 89°48'00" EAST 455.40 FEET AND NORTH 33 FEET FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 1, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 0°04'32" WEST 215.80 FEET; THENCE NORTH 89°48'00" EAST 111.29 FEET THENCE NORTH 0°04'32" EAST 58.97 FEET; THENCE NORTH 67°00'00" WEST 2.4 RODS; THENCE NORTH 86°00'00" EAST 50 FEET; THENCE NORTH 165 FEET, MORE OR LESS, TO THE CENTER OF 39TH SOUTH STREET; THENCE WEST 122.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDS OF 3900 SOUTH STREET.

PARCEL 2:

BEGINNING AT A POINT IN THE CENTER OF 3900 SOUTH STREET, SAID POINT BEING NORTH 89°48'00" EAST 577.8 FEET AND NORTH 33 FEET FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 1, TEN ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE EAST 104.0 FEET; THENCE SOUTH 139 FEET, MORE OR LESS TO THE SOUTH LINE OF THAT LAND CONVEYED TO ALFRED RUGER IN THAT CERTAIN DEED RECORDED IN BOOK 5-L OF DEEDS AT PAGE 488; THENCE SOUTH 86°00'00" WEST 104.0 FEET, MORE OR LESS, TO A POINT DUE SOUTH OF THE POINT OF BEGINNING, THENCE NORTH TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDS OF 3900 SOUTH STREET.

PARCEL 3:

BEGINNING NORTH 17.3 RODS AND NORTH 34°15'00" WEST 2.7 RODS AND NORTH 50°45'00" WEST 4 RODS AND NORTH 56°15'00" WEST 6 RODS AND NORTH 67°00'00" WEST 4.8 RODS FROM THE SOUTHEAST CORNER OF LOT 9, BLOCK 1, TEN ACRE PLAT "A" BIG FIELD SURVEY; THENCE NORTH 86°00'00" EAST 154 FEET, MORE OR LESS; THENCE SOUTH 97 FEET, MORE OR LESS, TO THE NORTHEASTERLY LOT LINE OF LOT 306, BROCKLAND SUBDIVISION NO. 3; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID SUBDIVISION TO A POINT SOUTH 67°00'00" EAST 4.8 RODS FROM THE BEGINNING, THENCE NORTH 67°00'00" WEST 4.8 RODS TO BEGINNING.

Exhibit "B" – Released Collateral

SIC Loan No. B4121804

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MILLCREEK CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°48'00" EAST 143.55 FEET FROM THE NORTHEAST CORNER OF LOT 205 OF THE BROOKLANE SUBDIVISION NO. 2 ON RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE UNDER RECORD NUMBER 1583009, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF 3900 SOUTH; THENCE SOUTH 00°04'32" WEST 108.00 FEET; THENCE NORTH 89°48'00" EAST 5.76 FEET; THENCE NORTH 00°04'32" EAST 27.25 FEET; THENCE NORTH 17°35'32" EAST 10.22 FEET; THENCE NORTH 00°04'32" EAST 71.02 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 3900 SOUTH; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 89°48'00" WEST 8.84 FEET TO THE POINT OF BEGINNING.

CONTAINS 856 SQ. FT. OR 0.020 ACRES MORE OR LESS

Exhibit "C" – Remaining Collateral
SIC Loan No. B4121804

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MILLCREEK CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°48'00" EAST 152.39 FEET FROM THE NORTHEAST CORNER OF LOT 205 OF THE BROOKLANE SUBDIVISION NO. 2 ON RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE UNDER RECORD NUMBER 1583009, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF 3900 SOUTH; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 89°48'00" EAST 216.30 FEET; THENCE SOUTH 00°00'00" WEST 193.66 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE BROOKLANE SUBDIVISION NO. 3 ON RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE UNDER RECORD NUMBER 1736473; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) NORTH 56°30'00" WEST 136.72 FEET, (2) SOUTH 00°04'32" WEST 58.00 FEET, (3) SOUTH 89°48'00" WEST 111.29 FEET, (4) NORTH 00°04'32" EAST 67.80 FEET; THENCE NORTH 89°48'00" EAST 5.76 FEET; THENCE NORTH 00°04'32" EAST 27.25; THENCE NORTH 17°35'32" EAST 10.22 FEET; THENCE NORTH 00°04'32" EAST 71.02 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 3900 SOUTH, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINS 36,454 SQ. FT. OR 0.837 ACRES MORE OR LESS