

14090771 B: 11411 P: 1863 Total Pages: 2
04/06/2023 04:28 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.
15 W SOUTH TEMPLE, STE 600 SALT LAKE CITY, UT 84101

ELECTRONICALLY RECORDED FOR:

Marlon L. Bates
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.
Gateway Tower West
15 West South Temple, Ste 600
Salt Lake City, Utah 84101


Tax ID No. 26-25-400-093

DEED OF PARTIAL RECONVEYANCE

Marlon L. Bates, Trustee, pursuant to a written request of the beneficiary, does hereby reconvey, without warranty, a portion only of the trust property encumbered by a trust deed naming HERRIMAN 73 PARTNERS LLC, as trustor, in which REEF PREFERRED HOLDINGS LLC is named as beneficiary with REEF PRIVATE CREDIT LLC acting as its administrative agent, and Marlon Bates, Esq. of Scalley, Reading, Bates, Hansen & Rasmussen PC is appointed trustee, and filed for record on February 7, 2023, and recorded as Entry No. 14070048, in Book 11399, at Page 7949, Records of Salt Lake County, Utah. That portion of the trust property which is being reconveyed is located in Salt Lake County, Utah and is described as follows:

(See Exhibit "A" for legal description.)


DATED this 6th day of April, 2023

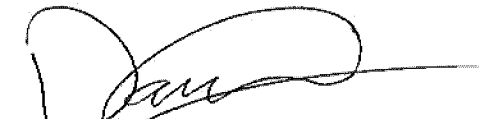


Marlon L. Bates, Trustee

STATE OF UTAH)
) : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 6th day of April, 2023, by Marlon L. Bates, Trustee.

 Daniel M. Spendlove
Notary Public
State of Utah
My Commission Expires April 10, 2024
#711197



NOTARY PUBLIC

EXHIBIT "A"

PARCEL 3: (LOCATED IN SALT LAKE COUNTY)

A PORTION OF PROPOSED LOT 3 OF THE PROPOSED HERRIMAN AUTOMALL PHASE 1 SUBDIVISION, CURRENTLY IN REVIEW WITH HERRIMAN CITY, SAID PORTION BEING LOCATED WITHIN THAT CERTAIN PARCEL CONVEYED BY QUIT CLAIM DEED RECORDED MAY 17, 2022 AS ENTRY NO. 13953427 IN BOOK 11339 AT PAGE 7357 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PORTION OF SAID PROPOSED LOT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH; RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW CORRIDOR, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL CONVEYED BY SPECIAL WARRANTY DEED RECORDED JUNE 30, 2022 AS ENTRY NO. 13978206 IN BOOK 11352 AT PAGE 9351 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 00°23'45" EAST ALONG THE SECTION LINE 1461.47 FEET AND WEST 576.12 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25, AND RUNNING THENCE SOUTH 66°02'00" WEST ALONG THE SOUTHERLY LINE OF SAID PROPOSED LOT 357.56 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL CONVEYED BY QUIT CLAIM DEED, SAID POINT ALSO BEING ON THE EAST LINE OF THAT CERTAIN PARCEL CONVEYED BY SPECIAL WARRANTY DEED RECORDED MARCH 5, 2021 AS ENTRY NO. 13587201 IN BOOK 11130 AT PAGE 6170 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE NORTH 00°15'35" EAST ALONG SAID COMMON EAST AND WEST LINE 314.22 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PROPOSED LOT; THENCE NORTH 61°18'00" EAST ALONG SAID NORTHERLY LINE 249.72 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE AND A POINT ON THE ARC OF A 6060.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°54'38" A DISTANCE OF 307.85 FEET, CHORD BEARS SOUTH 20°11'49" EAST 307.82 FEET, TO THE POINT OF BEGINNING. (BASIS OF BEARING IS NORTH 89°36'57" WEST ALONG THE SOUTH SECTION LINE OF SAID SECTION 25 BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF THE AFOREMENTIONED SECTION)