

14159785 B: 11448 P: 7921 Total Pages: 3  
10/04/2023 08:41 AM By: tpham Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO:  
Cottonwood Title Insurance Agency, Inc.  
7020 South Union Park Avenue  
Midvale, UT 84047

File No.: 164221-TOF

## DEED OF PARTIAL RECONVEYANCE

Cottonwood Title Insurance Agency, Inc., authorized to conduct business in the State of Utah, and acting pursuant to a written request of the current beneficiary of a Deed of Trust thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, a portion of the trust property now held by it as Trustee. Said Deed of Trust was executed by VP Daybreak Operations LLC, a Delaware limited liability company and VP Daybreak Devco LLC, a Delaware limited liability company and VP Daybreak Devco 2, Inc., a Utah corporation and VP Daybreak Investco 4 LLC, a Utah limited liability company and VP Daybreak Investco 5 LLC, a Utah limited liability company and VP Daybreak Investco 7 LLC, a Utah limited liability company and VP Daybreak Investco 9 LLC, a Utah limited liability company and VP Daybreak Investco 10 LLC, a Utah limited liability company and VP Daybreak Investco 11 LLC, a Utah limited liability company and VP Daybreak Investco 12 LLC, a Utah limited liability company and VP Daybreak Investments LLC, a Delaware limited liability company and VP Daybreak Soda Row LLC, a Delaware limited liability company as Trustor, to U.S. Bank National Association, as Beneficiary, and recorded in the office of the Salt Lake County Recorder, State of Utah on December 19, 2022 as Entry No. 14054587 in Book 11391 beginning at Page 8946.

The portion of the trust estate affected by this Deed of Partial Reconveyance is the following described property located in Salt Lake County, State of Utah:

See Exhibit A attached hereto and made a part hereof

**TAX ID NO.:** 26-24-102-001 (for reference purposes only)

THIS IS A PARTIAL RECONVEYANCE. THE LIEN OF SAID DEED OF TRUST REMAINS IN FULL FORCE AND EFFECT AS TO THE REMAINDER OF THE PROPERTY SECURED THEREBY.

Dated this 3 day of October, 2023.

Cottonwood Title Insurance Agency, Inc.

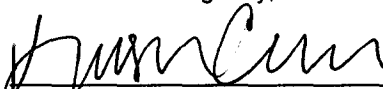
By: 

Name: Cortlund G. Ashton  
Its: Vice President

State of Utah )

County of Salt Lake )

On this 3<sup>rd</sup> day of October, 2023, before me, personally appeared Cortlund G. Ashton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Vice President on behalf of Cottonwood Title Insurance Agency, Inc.

  
\_\_\_\_\_  
NOTARY PUBLIC



## EXHIBIT A

**PARCEL 57:** (NOTE: FOR INFORMATIONAL PURPOSES ONLY: EAST PARCEL C - 26-24-102-001)

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT T3 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED, SAID POINT LIES NORTH 89°56'03" WEST 10252.121 FEET ALONG THE DAYBREAK BASELINE SOUTH (BEING SOUTH 89°56'03" EAST 21225.293 FEET BETWEEN THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST) AND NORTH 3757.319 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID WESTERLY LINE NORTH 37°29'42" WEST 378.052 FEET; THENCE NORTH 53°27'06" EAST 403.929 FEET; THENCE NORTH 31°27'06" EAST 421.776 FEET; THENCE NORTH 53°27'06" EAST 480.130 FEET TO A RIGHT-OF-WAY QUITCLAIM DEED RECORDED AS ENTRY NO. 10429973 IN BOOK 9607 AT PAGE 4745 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY QUITCLAIM DEED SOUTH 36°32'54" EAST 536.000 FEET; THENCE SOUTH 53°27'06" WEST 1268.877 FEET TO THE POINT OF BEGINNING.