

When Recorded Return To:

Michael R. Johnson (Utah Bar No. 7070)
RAY QUINNEY & NEBEKER P.C.
36 South State Street, Suite 1400
Salt Lake City, Utah 84111

SUBSTITUTION OF TRUSTEE

The undersigned, as the present holder of all indebtedness secured by the trust deed lien described below, hereby appoints Michael R. Johnson, a licensed attorney and member of the Utah State Bar Association practicing with Ray Quinney & Nebeker P.C. at 36 South State Street, Suite 1400, Salt Lake City, Utah 84111, as successor trustee (hereinafter, the “Trustee”) under that certain *Construction Deed of Trust and Fixture Filing (with Assignment of Leases and Rents and Security Agreement)*, dated February 2, 2023, executed by Chicago St Townhomes Property, LLC, a Utah limited liability company, as Grantor, in which Cottonwood Title Insurance Agency, Inc. was named as original Trustee and First Western Trust Bank, a Colorado banking corporation, was named as Beneficiary, and recorded on February 3, 2023, as Entry No. 14068971 in Bk. 11399; Pg. 2967 et seq. in the official records of Salt Lake County, State of Utah (“Trust Deed”). The real property affected thereby is described as follows:

See Exhibit A attached hereto.

For information purposes only, the real property or its address is commonly known as 18, 28, 30 & 36 N. Chicago Street and 928 W. Temple, Salt Lake City, UT 84116.
The tax identification numbers are purported to be: 08-35-456-009, 08-35-456-010, 08-35-456-011, 08-35-456-012, 08-35-456-013, 08-35-456-014.

Beneficiary hereby expressly ratifies and confirms any and all actions taken by the Trustee on Beneficiary’s behalf prior to the recording of this Substitution of Trustee.

DATED this 4th day of January, 2024.

FIRST WESTERN TRUST BANK



By: Piper Pierce
Its: Regional Credit Approver

Notary on next page

EXHIBIT A

PARCEL 1:

Commencing 1 foot West and 38.75 feet South of the Northwest corner of Lot 2, Block 57, Plat "C", Salt Lake City Survey, and running thence East 124.0 feet; thence South 41.25 feet; thence West 124.0 feet; thence North 41.25 feet to the point of commencement.

PARCEL 2:

Commencing at a point 208 ³/₄ feet North from the Southwest corner of Lot 2, Block 57, Plat "C", Salt Lake City Survey, and running thence West 1 foot; thence North 41-1/4 feet; thence East 124 feet; thence South 41-1/4 feet; thence West 123 feet to the place of beginning.

Parcel 2A:

Together with a perpetual right of way over the following described land to-wit:
Commencing at a point 123 feet East from the Southwest corner of Lot 2, Block 57, Plat "C", Salt Lake City Survey aforesaid, and running thence East 9 feet; thence North 40 rods; thence West 9 feet; thence South 40 rods to the place of beginning.

PARCEL 3:

Commencing 451.25 feet South from the Northwest corner of Lot 7, Block 57, Plat "C", Salt Lake City Survey, and running thence East 123.0 feet; thence South 41.25 feet; thence West 124.0 feet; thence North 41.25 feet; thence East 1.0 feet to the point of commencement.

PARCEL 4:

Commencing 1 foot West and 81.0 feet North from the Southwest corner of Lot 2, Block 57, Plat "C", Salt Lake City Survey, and running thence North 86.5 feet; thence East 124.0 feet; thence South 86.5 feet; thence West 124.0 feet to the point of commencement.

PARCEL 5:

Commencing at the Southwest corner of Lot 2, Block 57, Plat "C", Salt Lake City Survey, and running thence East 66 feet; thence North 81 feet; thence West 67 feet; thence South 81 feet; thence East 1 foot to the point of beginning.

PARCEL 6:

Beginning at a point 42 feet West from the Southeast corner of Lot 2, Block 57, Plat "C", Salt Lake City Survey, and running thence West 57 feet; thence North 81 feet; thence East 57 feet; thence South 81 feet to the place of beginning.

PARCEL 6A:

Together with a perpetual right of way over the following described land to-wit:
Commencing at a point 33 feet West from the Southeast corner of Lot 2, Block, Plat, and Survey aforesaid, and running thence West 9 feet; thence North 40 rods; thence East 9 feet; thence South 40 rods to the place of beginning.