

14323291 B: 11537 P: 9105 Total Pages: 3
12/10/2024 03:02 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
1996 East 6400 South, Suite 120
Salt Lake City, UT 84121

File No.: 106651-CPF

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

APPOINTMENT OF SUCCESSOR TRUSTEE:

Kenneth M. Woolley ("Current Beneficiary"), the current beneficiary under that certain Trust Deed (Purchase Money) (the "Trust Deed") executed by Carl LeSueur as Trustor, in which Bradley R. Helsten, Esq. of Bradley R. Helsten, P.C. is named Trustee and Kenneth M. Woolley is named Beneficiary, recorded in the office of the Salt Lake County Recorder, State of Utah on September 15, 2015 as Entry No. 12132262 in Book 10361 at Page 5212, hereby appoints Cottonwood Title Insurance Agency, Inc. ("CTIA") as Successor Trustee under the Trust Deed, and ratifies and confirms any action taken on behalf of Current Beneficiary by Successor Trustee prior to the recording of this instrument.

The real property described in the Trust Deed, located in Salt Lake County, State of Utah, is as follows:

See Exhibit A attached hereto and made a part hereof

Parcel Number(s): 22-14-352-007 (for Reference Purposes Only)

REQUEST FOR RECONVEYANCE:

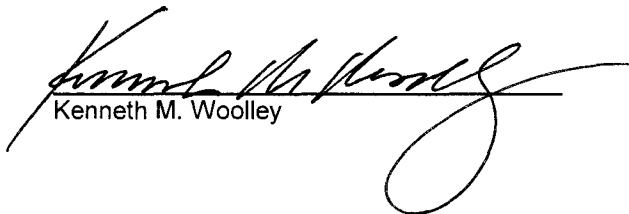
Kenneth M. Woolley, as the present legal owner and holder of the Note and all other indebtedness secured by the Trust Deed, hereby certifies to Successor Trustee that said Note together with all indebtedness secured by the Trust Deed has been fully satisfied, and hereby requests that Successor Trustee fully reconvey without warranty, to the person(s) entitled thereto, all of the estate now held by Successor Trustee thereunder.

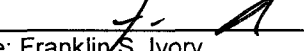
DEED OF RECONVEYANCE:

CTIA hereby accepts the appointment as Successor Trustee under the Trust Deed, and as Successor Trustee hereby fully reconveys, without warranty, to the person(s) entitled thereto, the trust property now held by it as Trustee. This Deed of Reconveyance is made in response to the above Request for Reconveyance from the Current Beneficiary.

In witness whereof, the Current Beneficiary and Successor Trustee have executed this instrument as of this 20 day of November, 2020.


Cottonwood Title Insurance Agency, Inc.

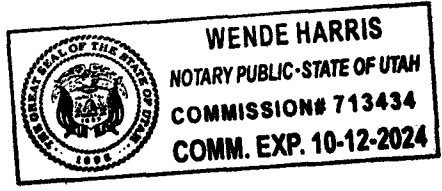

Kenneth M. Woolley

BY: 
Name: Franklin S. Ivory
Its: President

State of Utah)
County of Salt Lake)

The foregoing instrument was acknowledged before me this 20 day of November, 2020, by Kenneth M. Woolley.


Notary Public



State of Utah)
County of Salt Lake)

On the 10 day of Dec, ²⁰²⁴~~2020~~, personally appeared before me Franklin S. Ivory, who being by me duly sworn did say that he is the President of Cottonwood Title Insurance Agency, Inc., and that said instrument was signed in behalf of said corporation by authority of its bylaws, and said Franklin S. Ivory acknowledged that said corporation executed the same.

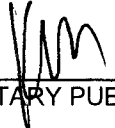

NOTARY PUBLIC



EXHIBIT A
LEGAL DESCRIPTION

Commencing on the section line in the center of Big Cottonwood Creek at a point 481 feet East from the Southwest corner of Section 14, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°59' East along said section line 383.8 feet to the West side of a county road; thence North 0°09' West along said county road 157 feet; thence North 89°59' West 501.8 feet, more or less, to the Knudsen and Bagley tract of land; thence South 92 feet to a point in the center of said Big Cottonwood Creek, thence Southeasterly along center of creek 130 feet more or less to the place of beginning.

The following is shown for information purposes only: 22-14-352-007