

Partial Reconveyance Page 1 of 4
Russell Shirts Washington County Recorder
07/06/2012 02:21:24 PM Fee \$20.00 By
SOUTHERN UTAH TITLE

WHEN RECORDED MAIL DEED TO:

Order No: I62553

Tax Id No: SG-6-3-1-136

Space Above This Line for Recorder's Use

PARTIAL RECONVEYANCE DEED

JPMORGAN CHASE BANK, N.A., as Trustee under a Trust Deed executed March 18, 2011, by PARKWAY VENTURES, LLC, as Trustor, and recorded March 23, 2011, as Doc. No. 20110008891, of the records of the County Recorder of WASHINGTON County, Utah, pursuant to a written request of the Beneficiary 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 under said Trust Deed. The real property being reconveyed is situated in WASHINGTON County, Utah, described as follows:

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.

DATED this 26th day of June, A. D. 2012

JPMORGAN CHASE BANK, N.A.

BY:

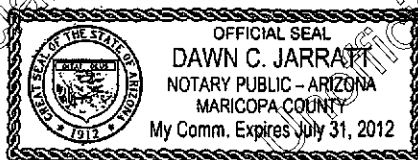
Sydney Winter
Sydney Winter, VP

STATE OF ARIZONA)
) ss.
County of Maricopa)

On the 26th day of June, A. D. 2012, personally appeared before me, Sydney Winter who being by me duly sworn, did say that he/she is the VP of JPMORGAN CHASE BANK, N.A., and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and said Sydney Winter acknowledged to me that said corporation executed the same.

Dawn C. Jarratt

Notary Public



Attached to certain Partial Reconveyance for Trust Deed recorded March 23, 2011, as Doc. #20110008891.
Order No: 162553 Tax Id.No: SG-6-3-1-130

Exhibit A - Legal Description (Page 1 of 3)

PARCEL 1: UDOT Parcel 28:A

A parcel of land in fee, being part of an entire tract of property, situate in the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 6, Township 43 South, Range 15 West, SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract being in the existing Westerly highway right of way line of Interstate 15, at a point 220.59 feet perpendicularly distant Westerly from the control line of said project, opposite approximate Engineers Station 5067+89.18 which point is 666.29 feet N.00°47'55"E. along the section line and 235.11 feet East from the West Quarter corner of said Section 6; and running thence N.69°35'13"W. 88.43 feet along the Southerly boundary line of said entire tract to a point 302.05 feet perpendicularly distant Westerly from the control line of said project, opposite approximate Engineers Station 5068+23.58; thence N.8°06'32"E. 720.74 feet to a point in the Southerly right of way line of Hilton Drive at a point 204.59 feet radially distant Westerly from the control line of said project, opposite approximate Engineers Station 5075+09.34 to a Northerly corner of said entire tract; thence S.61°52'06"E. 11.10 feet along a Northerly boundary line of said entire tract to a point in said existing Westerly highway right of way line; thence along said existing Westerly highway right of way line the following four (4) courses and distances: (1) thence Southerly 278.65 feet along the arc of a 5869.58 foot radius curve to the left, (chord bears S.3°34'53"W. 278.62 feet); (2) thence S.1°05'42"W. 50.94 feet; (3) thence Southerly 344.80 feet along the arc of 4813.66 foot radius curve to the left, (chord bears S.0°03'44"W. 344.73 feet); (4) thence S.8°32'33"W. 66.14 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate the above described parcel 01°29'32" counterclockwise to equal record bearings.)

PARCEL 1A: UDOT Parcel 28:EC

A perpetual easement, upon part of an entire tract of property, situate in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6, Township 43 South, Range 15 West, SLB&M, for the purpose of constructing, maintaining, operating, repairing, inspecting, protecting, installing, removing and replacing public utilities, hereinafter called the FACILITIES, on, over, or under the surface of the real property of Grantor in Washington County, State of Utah more particularly described as follows:

Beginning at the intersection of the highway right of way and no-access line of said project and the Southerly boundary line of said entire tract, at a point 302.05 feet perpendicularly distant Westerly from the control line of said project, opposite approximate Engineers Station 5068+23.58 which point is 697.14 feet N.00°47'55"E. along the section line and 151.80 feet East from the West Quarter corner of said Section 6; and running thence N.69°35'13"W. 20.47 feet to a point being 320.91 feet perpendicularly distant Westerly from the control line of said project, opposite approximate Engineers Station 5068+31.54; thence N.8°06'32"E. 572.83 feet to a point in the existing drainage, roadway, and utilities easement as recorded on the Hilton Drive & Dixie Drive, 1470 South & 1600 South Road Dedication Plat, recorded as Entry #343255 in the Washington County Records Office, at a point 236.13 feet radially distant Westerly from the control line of said project, opposite approximate Engineers Station 5073+74.03; thence S.68°21'20"E. 20.57 feet along said easement to a point in the highway

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right of way and no-access line of said project at a point being 216.69 feet radially distant Westerly from the control line of said project, opposite approximate Engineers Station 5073+67.63; thence S.8°06'32"W. 572.37 feet along said highway right of way and no-access line to the point of beginning.

(Note: Rotate the above described parcel 01°29'32" counterclockwise to equal record bearings.)

PARCEL 2: UDOT Parcel 28:2A:

Two (2) parcels of land in fee, being part of an entire tract of property, situate in the SE¼NE¼ of Section 1, Township 43 South, Range 16 West, SLB&M. The boundaries of said parcel of land are described as follows:

Parcel 1

Beginning at the Northwest corner of said entire tract being in the existing Southerly right of way line of Dixie Drive Extended (Hilton Drive), at a point 70.82 feet radially distant Easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 13+80.99; which point is 1144.06 feet N.00°47'55"E. along the section line and 563.41 feet West from the East Quarter corner of said Section 1; and running thence N.88°59'17"E, 29.75 feet along said existing Southerly right of way line to a point 100.00 feet radially distant Easterly from the centerline of Black Ridge Drive opposite approximate Engineers Station 13+74.05; thence S.42°21'11"W. 43.32 feet to a point in the Westerly boundary line of said entire tract at a point 63.99 feet radially distant Easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 13+47.00; thence N.1°00'43"W. 31.50 feet along said Westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel 2

Beginning at a point in the Westerly boundary line of said entire tract, at a point 50.17 feet radially distant Easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 11+81.43, which point is 928.80 feet N.00°47'55"E. along the section line and 556.61 feet West from the East Quarter corner of said Section 1; and running thence N.1°00'43"W. 155.79 feet along said westerly boundary line to a point 58.00 feet radially distant Easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 13+22.56; thence Southerly 52.97 feet along the arc of a 568.00 foot radius non-tangent curve to the right, concentric with the centerline of Black Ridge Drive, (chord bears S.9°07'20"E. 52.95 feet) to a point 58.00 feet radially distant Easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 12+76.00; thence continuing Southerly 103.78 feet along the arc of a 568.00 foot radius non-tangent curve to the right, concentric with the centerline of Black Ridge Drive, (chord bears S.3°07'17"W. 103.64 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate the above described parcel 01°29'32" counterclockwise to equal record bearings.)

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PARCEL 2A: UDOT Parcel 28-2EC

A perpetual easement, upon part of an entire tract of property, situate in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 43 South, Range 16 West, SLB&M, for the purpose of constructing, maintaining cut and/or fill slopes, and maintaining, operating, repairing, inspecting, protecting, installing, removing and replacing public utilities, hereinafter called the FACILITIES, on, over, or under the surface of the real property of Grantor in Washington County, State of Utah more particularly described as follows:

Beginning at the Southwest corner of said entire tract, said point being 59.29 feet radially distant Easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 11+24.73, which point is also 865.39 feet N.00°47'55"E. along the section line and 554.60 feet West from the East Quarter corner of said Section 1; and running thence N.1°00'43"W. 63.41 feet along the Westerly boundary line of said entire tract to a point 50.17 feet radially distant Easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 11+81.43; thence Northerly 103.78 feet along the arc of a 568.00 foot radius non-tangent curve to the left, non-concentric with the centerline of Black Ridge Drive, (chord bears N.3°07'17"E. 103.64 feet); thence 52.97 feet along the arc of a 568.00 foot radius non-tangent curve to the left, concentric with the centerline of Black Ridge Drive, (chord bears N.9°07'20"W. 52.95 feet) to a point in said Westerly boundary line to a point 58.00 feet radially distant Easterly from the centerline of Black Ridge Drive opposite approximate Engineers Station 13+22.56; thence N.1°00'43"W. 27.99 feet along said boundary line to a point 63.90 feet radially distant Easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 13+47.00; thence N.42°21'11"E. 10.83 feet to a point 73.00 feet radially distant Easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 13+52.27; thence Southerly 88.23 feet along the arc of a 583.00 foot radius non-tangent curve to the right, concentric with the centerline of Black Ridge Drive (chord bears S.10°47'10"E. 88.14 feet) to a point 73.00 feet radially distant Easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 12+75.00; thence continuing Southerly 136.36 feet along the arc of a 583.00 foot radius non-tangent curve to the right, non-concentric with the centerline of Black Ridge Drive, (chord bears S.4°28'33"W. 136.05 feet) to a point 63.00 feet radially distant Easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 11+55.00; thence continuing Southerly 33.68 feet along the arc of a 573.00 foot radius non-tangent curve to the right, concentric with the centerline of Black Ridge Drive, (chord bears S.8°42'52"W. 33.68 feet) to a point in the Southerly boundary line of said entire tract, at a point 63.00 feet radially distant Easterly from the centerline of Black Ridge Drive, opposite approximate Engineers Station 11+25.02; thence N.84°37'03"W. 3.73 feet along said Southerly boundary line to the point of beginning.

(Note: Rotate the above described parcel 01°29'32" counterclockwise to equal record bearings.)
