

Deed of Reconveyance Page 1 of 4
Russell Shirts Washington County Recorder
06/23/2020 11:53:04 AM Fee \$40.00 By REAL
ADVANTAGE TITLE INSURANCE AGENCY, LLC

When Recorded Mail to
Real Advantage Title
6975 Union Park Center
Ste 460
Cottonwood Heights UT 84047

APN: H-3-1-33-1444; H-3-1-33-11401

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

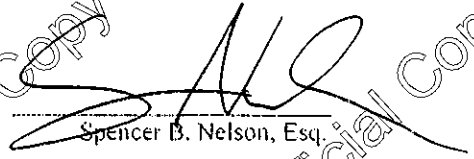
FULL RECONVEYANCE

Spencer B. Nelson, Esq., as Trustee, or Successor Trustee, or Substituted Trustee, under Deed of Trust dated June 26, 2018, executed by MB-Painted Sands, LLC, as Trustor in favor of Miller Bates, LLC, as Beneficiary and recorded as Instrument No. 20180027430 on July 3, 2018, of Official Records of the Recorder of Washington County, Utah,

See Legal Description Attached Hereto as Exhibit "A"

having received from holder of the obligations thereunder a written request to reconvey, reciting that all sums secured by said Deed of Trust have been fully paid, and said Deed of Trust and the note or notes secured thereby having been surrendered to said Trustee for cancellation, does hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate now held by it thereunder.

Dated: 6/18/20

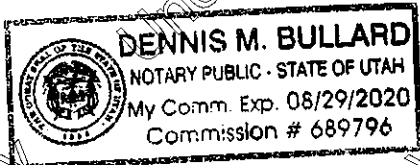

Spencer B. Nelson, Esq.

STATE OF UTAH
COUNTY OF SALT LAKE

On this 18th day of June, 2020, before me Dennis Bullard, a notary public, personally appeared Spencer B. Nelson, Esq., proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal


Notary Public





Reeve
& Associates, Inc

3-1-18

LEGAL DESCRIPTION

PAINTED SANDS PHASE I, Less lots 1 - 16

PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 600 NORTH STREET, SAID POINT BEING S 88°58'16" E 920.48 FEET AND S 01°01'44" W 60.33 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 96.56 FEET, A DELTA ANGLE OF 16°45'56", A CHORD BEARING OF S 12°31'48" W, AND A CHORD LENGTH OF 96.22 FEET; THENCE S 20°54'46" W 310.84 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 212.29 FEET, A DELTA ANGLE OF 45°02'54", A CHORD BEARING OF S 01°36'40" E, AND A CHORD LENGTH OF 206.86 FEET; THENCE S 24°35'14" E 77.88 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE 31.40 FEET WITH A 20 FOOT RADIUS, CHORD BEARING S 69°34'12" E WITH A CHORD LENGTH OF 28.28 FEET, THENCE N 65°26'50" E 53.74 FEET; THENCE NORTHEASTERLY ALONG A TANGENT CURVE 10.33 FEET WITH A 222.50 FOOT RADIUS, AND CHORD BEARING AND LENGTH OF N 66°46'39" E 10.33 FEET; THENCE ALONG A TANGENT CURVE 65.07 FEET WITH A 222.50 FOOT RADIUS, AND CHORD BEARING AND LENGTH OF N 76°29'10" E 64.84 FEET; THENCE ALONG A TANGENT CURVE 23.23 FEET WITH A 222.50 FOOT RADIUS, AND CHORD BEARING AND LENGTH OF N 87°51'19" E 23.22 FEET, THENCE N 89°09'14" E, 187.44 FEET, THENCE S 89°09'14" E 241.34 FEET; THENCE S 00°31'45" W 285.01 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 43.00 FEET, A DELTA ANGLE OF 87°59'32", A CHORD BEARING OF S 43°28'01" E, AND A CHORD LENGTH OF 38.90 FEET; THENCE S 87°27'47" E 86.58 FEET; THENCE S 02°32'13" W 45.00 FEET; THENCE N 87°27'47" W 86.58 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 73.00 FEET, AN ARC LENGTH OF 112.11 FEET, A DELTA ANGLE OF 87°59'32", A CHORD BEARING OF N 43°28'01" W, AND A CHORD LENGTH OF 101.41 FEET; THENCE N 00°31'45" E 220.37 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.31 FEET, A DELTA ANGLE OF 89°40'58", A CHORD BEARING OF N

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44°18'44" W, AND A CHORD LENGTH OF 28.21 FEET; THENCE N 89°09'14" W 364.14 FEET, THENCE WESTERLY ALONG A TANGENT CURVE 37.56 FEET WITH A 177.50 FOOT RADIUS AND CHORD BEARING AND LENGTH OF S 84°47'02" W 37.49 FEET, THENCE ALONG A TANGENT CURVE 41.12 FEET WITH A 177.50 FOOT RADIUS AND A CHORD BEARING AND LENGTH OF S 72°05'04" W 41.03 FEET; THENCE S 65°26'50" W 53.69 FEET, THENCE ALONG A TANGENT CURVE TO THE LEFT 31.43 FEET WITH A 20 FOOT RADIUS AND CHORD BEARING AND LENGTH OF S 20°25'48" W 28.29 FEET, THENCE S 24°35'11" E 65.28 FEET, THENCE N 81°43'31" E 162.72 FEET, THENCE S 89°09'14" E 160.00 FEET, THENCE S 00°31'45" W 50.00 FEET TO THE NORTHERLY LINE OF HURRICANE GARDEN HOMES; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING NINE (9) COURSES: (1) N 89°09'14" W 154.15 FEET; (2) S 81°50'46" W 147.25 FEET; (3) S 74°18'33" W 58.71 FEET; (4) S 67°58'46" W 233.54 FEET; (5) S 82°23'46" W 220.00 FEET; (6) S 66°50'46" W 123.63 FEET; (7) N 88°45'37" W 360.52 FEET; (8) N 47°06'12" W 16.50 FEET; AND (9) N 38°57'14" W 185.01 FEET; THENCE N 51°02'46" E 137.80 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 347.50 FEET, AN ARC LENGTH OF 16.61 FEET, A DELTA ANGLE OF 02°44'18". A CHORD BEARING OF N 42°58'11" W, AND A CHORD LENGTH OF 16.61 FEET; THENCE N 41°36'02" W 249.05 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 472.50 FEET, AN ARC LENGTH OF 145.56 FEET, A DELTA ANGLE OF 17°39'03", A CHORD BEARING OF N 32°46'30" W, AND A CHORD LENGTH OF 144.99 FEET; THENCE N 66°03'01" E 45.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 427.50 FEET, AN ARC LENGTH OF 131.70 FEET, A DELTA ANGLE OF 17°39'03", A CHORD BEARING OF S 32°46'30" E, AND A CHORD LENGTH OF 131.18 FEET; THENCE S 41°36'02" E 249.05 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 302.50 FEET, AN ARC LENGTH OF 40.75 FEET, A DELTA ANGLE OF 07°43'08", A CHORD BEARING OF S 45°27'36" E, AND A CHORD LENGTH OF 40.72 FEET; THENCE N40°40'49" E 102.19 FEET; THENCE S 61°39'48" E 88.89 FEET; THENCE S 87°15'13" E 88.91 FEET; THENCE N 82°17'17" E 212.11 FEET; THENCE N 80°26'28" E 108.00 FEET; THENCE N75°48'15" E 103.26 FEET; THENCE N66°44'57" E 123.19 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 258.70 FEET, A DELTA ANGLE OF 44°54'57", A CHORD BEARING OF N 01°32'42" W, AND A CHORD LENGTH OF 252.12 FEET; THENCE N 20°54'46" E 175.75 FEET, THENCE ALONG A TANGENT CURVE 37.07 FEET WITH A 20 FOOT RADIUS AND CHORD BEARING AND LENGTH OF N 32°11'05" W 31.99 FEET, THENCE ALONG A TANGENT CURVE 32.99 FEET WITH A 177.50 FOOT RADIUS AND A CHORD BEARING AND LENGTH OF S 89°23'32" W 32.95 FEET, THENCE S 84°04'02" E 237.19 FEET, THENCE N 06°57'43" 45.01 FEET, THENCE N 84°04'02" E 238.00 FEET; THENCE ALONG A TANGENT CURVE 1.80 FEET WITH A 222.50 FOOT RADIUS, AND A CHORD BEARING AND LENGTH OF N 84°17'51" E 1.80 FEET, THENCE ALONG A TANGENT CURVE 61.92 FEET WITH A 222.50 FOOT RADIUS, AND A CHORD BEARING AND LENGTH OF S 87°29'49" E 61.73 FEET, THENCE ALONG A TANGENT

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CURVE 27.77 FEET WITH A 20.00 FOOT RADIUS, AND A CHORD BEARING AND LENGTH OF N 60°41'40" E 25.59 FEET, THENCE N 20°54'46" E 47.86 FEET, THENCE 68.65 FEET ALONG A TANGENT CURVE WITH A 270.00 FOOT RADIUS, AND A CHORD BEARING AND LENGTH OF N 13°37'46" E 68.46 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 31 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N 88°58'07" W 446.46 FEET AND S 01°01'53" W 548.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 363.02 FEET, AN ARC LENGTH OF 31.33 FEET, A DELTA ANGLE OF 04°56'39", A CHORD BEARING OF S 41°26'33" E, AND A CHORD LENGTH OF 31.32 FEET; THENCE S 38°58'12" E 81.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 130.74 FEET, A DELTA ANGLE OF 46°49'03", A CHORD BEARING OF S 15°33'41" E, AND A CHORD LENGTH OF 127.13 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 515.70 FEET, AN ARC LENGTH OF 55.72 FEET, A DELTA ANGLE OF 06°11'27", A CHORD BEARING OF S 04°45'08" W, AND A CHORD LENGTH OF 55.69 FEET; THENCE N 40°15'53" W 83.29 FEET; THENCE N 63°03'14" W 1.06 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 81.37 FEET, A DELTA ANGLE OF 46°37'08", A CHORD BEARING OF N 15°39'38" W, AND A CHORD LENGTH OF 79.14 FEET; THENCE N 38°58'12" W 81.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 303.02 FEET, AN ARC LENGTH OF 26.15 FEET, A DELTA ANGLE OF 04°56'39", A CHORD BEARING OF N 41°26'33" W, AND A CHORD LENGTH OF 26.14 FEET; THENCE N 46°05'08" E 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 566,749 TOTAL SQUARE FEET OR 13.010 TOTAL ACRES MORE OR LESS