

Partial Assignment Trust Deed Page 1 of 2
Gary Christensen Washington County Recorder
05/25/2021 03:03:32 PM Fee \$40.00 By
VANGUARD TITLE INSURANCE AGENCY, LLC -
ST. GEORGE 1

WHEN RECORDED Mail TO:
SUMMIT SOTHEBY'S
1750 PARK AVENUE PO BOX 2370
PARK CITY, UTAH 84060

PARTIAL ASSIGNMENT OF TRUST DEED

For value received, Western States Ventures, LLC, a Utah Limited Liability Company, hereby assigns an undivided Six percent (6.00%) interest to Summit Sotheby's International Realty, of that certain DEED OF TRUST, executed by Ivory Southern, LLC, a Utah Limited Liability Company, as Trustor, to Western States Ventures, LLC, a Utah Limited Liability Company, as Beneficiary, and bearing the date of MAY 24, 2021, recorded on MAY 25, 2021, as E# 20210037148, records of Washington County, State of Utah, and covers real property situated in said County, described as follows:

This assignment is limited to \$889,008.20 to Summit Sotheby's International Realty.

All of Lots 1, 4, 6, 7, the Southwest 1/4 of the Northeast 1/4, the East 1/2 of the Southeast 1/4 of the Northwest 1/4, the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 42 South, Range 15 West, Salt Lake Base and Meridian, begin further described as follows:

Beginning at the South Quarter Corner of Section 25 Township 42 South, Range 15 West, Salt Lake Base and Meridian; running thence North 00°20'36" East along the Quarter Section Line 2604.61 feet to the Center of Section; thence North 89°35'25" West along the Quarter Section Line 670.77' to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 25, said point also being the Southeast Corner of Horizon Elementary School; thence North 00°18'51" East along the East line of said Horizon Elementary School and the Sixty-Fourth Section Line 999.55 feet, to the Northeast Corner of said Horizon Elementary School property; thence North 89°43'30" West along the North Line of said Horizon Elementary School 671.28 feet to the Sixteenth Section Line, said line; thence North 00°17'05" East along said Sixteenth Section Line 332.66 feet to the Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 25; thence South 89°46'11" East along said Sixteenth Section Line 1342.90 feet to the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 25; thence South 89°47'39" East along the Sixteenth Section Line 2675.82 feet to the North 1/16 Section Corner of Section 25 only; thence South 34°29'09" West 4767.58 feet to the point of beginning.

Excepting Shooting Star Subdivisions, Phases 1, 2, & 3 as recorded in the Office of the County Recorder of Washington County, Utah.

Tax Parcel No.: W-5-2-25-130

Western States Ventures SG, LLC, a Utah Limited Liability Company

BY: Anton Brockbank
Its: Authorized Representative

State of Utah }
} ss.

County of Salt Lake City

On this 24 day of May, 2021, personally appeared before me Anton Brockbank the authorized representative of Western States Venture SG, LLC, a Utah Limited Liability Company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

Candice Kidd
Notary Public

