

Partial Reconveyance Page 1 of 1
Gary Christensen Washington County Recorder
02/20/2025 09:49:32 AM Fee \$42.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

WHEN RECORDED MAIL TO:
Cottonwood Title Insurance Agency, Inc.
1216 W. Legacy Crossing Blvd., Suite 100
Centerville, UT 84014

File No.: 185752-MMF

DEED OF PARTIAL RECONVEYANCE

Cottonwood Title Insurance Agency, Inc., a Utah corporation, acting pursuant to a written request of the current beneficiary of a Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing 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. Said Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing was executed by CW The Island, LLC, a Utah limited liability company as Trustor, to Mountain West REIT, LLC, a Delaware limited liability company, as Beneficiary, and recorded in the office of the Washington County Recorder, State of Utah on November 6, 2023 as Entry No. 20230033315.

The portion of the trust estate reconveyed by this Deed of Partial Reconveyance is the following described property located in Washington County, State of Utah:

Units 61, 62, 74, 75, 76 and 77, THE ISLAND AT CORAL CANYON PHASE 1, according to the official plat thereof as recorded in the office of the Washington County Recorder.

Units 51, 52, 81, 82 and 83, THE ISLAND AT CORAL CANYON PHASE 3, according to the official plat thereof as recorded in the office of the Washington County Recorder.

TAX ID NO.: W-ICC-1-61-CC, W-ICC-1-62-CC, W-ICC-1-74-CC, W-ICC-1-75-CC, W-ICC-1-76-CC, W-ICC-1-77-CC, W-ICC-3-51-CC, W-ICC-3-52-CC, W-ICC-3-81-CC, W-ICC-3-82-CC, W-ICC-3-83-CC (for reference purposes only)

THIS IS A PARTIAL RECONVEYANCE. THE LIEN OF SAID DEED OF TRUST REMAINS IN FULL FORCE AND EFFECT AS TO THE REMAINDER OF THE PROPERTY DESCRIBED THEREIN.

Dated this 18 day of February, 2025.

Cottonwood Title Insurance Agency, Inc.

By: [Signature]
Name: Franklin S. Ivory
Its: President

State of Utah)

County of Salt Lake)

On this 10 day of February, 2025, before me, personally appeared Franklin S. Ivory, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as President on behalf of Cottonwood Title Insurance Agency, Inc.

[Signature]
NOTARY PUBLIC

