



W3104436

E# 3104436 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
24-Nov-20 0359 PM FEE \$40.00 DEP DAC
REC FOR: CAPSTONE TITLE AND ESCROW, INC.
ELECTRONICALLY RECORDED

When Recorded Return to:
CAPSTONE TITLE & ESCROW, INC.
2115 S. DALLIN STREET
SALT LAKE CITY, UT 84109

DEED OF RECONVEYANCE

CAPSTONE TITLE & ESCROW, INC., a Utah corporation, as Successor Trustee under a Trust Deed dated DECEMBER 6 2017 executed by BLUEMOUNTAIN INC. as Trustor, and recorded DECEMBER 7 2017 as Entry No. 2893982 of the Official Records of the County Recorder of WEBER County, Utah, pursuant to a written request of the Beneficiary thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by said Trustee under said Trust Deed, which Trust Deed covers real property situated in County, State of Utah, described as follows:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SLAT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°27'51" WEST ALONG SECTION LINE 1320.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, THENCE SOUTH 89°32'09" EAST 200.00 FEET ALONG THE SIXTEENTH SECTION LINE TO THE TRUE POINT OF BEGINNING, SAID SIXTEENTH SECTION LINE WAS RETRACED PERPENDICULAR TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 CONSISTENT WITH SURVEYS IN THE AREA, THENCE SOUTH 89°32'09" EAST ALONG SAID SIXTEENTH LINE 173.00 FEET TO THE WEST LINE OF THE OLD UNION PACIFIC RAILROAD RIGHT OF WAY, RETRACTED 48.00 FEET OFFSET WESTERLY FROM THE CENTERLINE OF THE TRACKS AS MEASURED ON THE GROUND AND SHOWN HEREON, SEE THAT CERTAIN RECORD OF SURVEY PERFORMED BY PINNACLE ENGINEERING JUNE 2008 FOR TOM AND LINDSAY LARSEN TO BE RECORDED AT THE OFFICE OF THE WEBER COUNTY SURVEYOR: THENCE SOUTH 00°18'41" WEST ALONG SAID RIGHT OF WAY LINE 189.75 FEET TO A POINT OF RECORD 189.75 FEET SOUTH OF THE QUARTER OF QUARTER SECTION LINE, THENCE NORTH 89°32'09" WEST PARALLEL WIT SAID SIXTEENTH LINE OR SAID QUARTER OF QUARTER SECTION LINE 223.51 FEET TO A POINT OF RECORD 150 FEET EAST OF SECTION LINE, THENCE NORTH 00°27'51" EAST PARALLEL WITH SECTION LINE 30.00 FEET, THENCE NORTH 89°32'09" WEST PARALLEL WITH SAID SIXTEENTH LINE 100.00 FEET TO THE EAST LINE OF 1900 WEST STREET A 100 FOOT WIDE STREET, THENCE NORTH 00°27'51" EAST ALONG SAID EAST LINE 17.75 FEET, THENCE SOUTH 89°32'09" EAST 150.00 FEET, AND THENCE NORTH 00°27'51" EAST PARALLEL WITH SECTION LINE 142.00 FEET TO THE TRUE POINT OF BEGINNING.

Tax ID No. 09-142-0032, 09-142-0034, 09-042-0035

Dated this 20 day of NOV, 2020

CAPSTONE TITLE & ESCROW, INC.
as Trustee

By: David W. Moore
Its: Executive Vice President

STATE OF SALT LAKE)
 :SS.
COUNTY OF UTAH)

On the 20 day of NOV., 2020, personally appeared before me David W. Moore, as Executive Vice President of CAPSTONE TITLE & ESCROW, INC, as Trustee, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same by authority, and in behalf of said corporation.

Sia R Gerard
Salt Lake City, UT

Notary Public:
Residing at:

