

When Recorded Mail To:  
Fidelity National Title Insurance Company  
321 E. State Rd. #200  
American Fork, UT 84003  
File No.: 62330-MB

Space above this line for Recorder's use

**SUBSTITUTION OF TRUSTEE, REQUEST FOR  
PARTIAL RECONVEYANCE, AND  
DEED OF PARTIAL  
RECONVEYANCE**

The undersigned Beneficiary, as the owner and holder of the Note secured by a CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING hereafter referred to as Deed of Trust, made by MWIC Turner Road UT, LLC, a Utah limited liability company and MWIC Parkway UT, LLC, a Utah limited liability company and MWIC Kelton, LLC, a Utah limited liability company as TRUSTOR(S) to Vanguard Title Insurance Agency as TRUSTEE for the benefit of Umpqua Bank, as BENEFCIARY, which Deed of Trust was recorded July 9, 2021 as Entry Number 121949:2021, official records of Utah County, Utah, covering the following described property:

See Exhibit A attached hereto and made a part hereof.

Hereby Umpqua Bank as Beneficiary, in Lieu of the Trustee therein, requests said Fidelity National Title Insurance Company to reconvey, without warranty to the parties described by the terms of said Deed of Trust all of the estate now held by you thereunder, only as to the property described in in the legal description herein.

In the event the original Deed of Trust and/or Note have been lost or destroyed, the undersigned Beneficiary certifies that the note and Deed of Trust have not been assigned to another party and agrees to indemnify and hold harmless Fidelity National Title Insurance Company, its agents, employees, successors and assigns, of and from all liability and responsibility of any loss, damage and expense that may arise by reason of issuance of such reconveyance without having possession of the original note.

Fidelity National Title Insurance Company hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said owner and holder, and in accordance with the provisions of said Deed of Trust, does hereby RECONVEY WITHOUT WARRANTY, TO THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, all the estate now held by it under said Deed of Trust only as to the property described in the legal description herein.

In Witness thereof, the owner and holder above named, and Fidelity National Title Insurance Company as Successor Trustee have caused this instrument to be executed, each in its respective interest this 17<sup>th</sup> day of May, 2023.

Umpqua Bank

Fidelity National Title Insurance Company

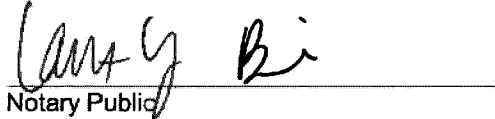


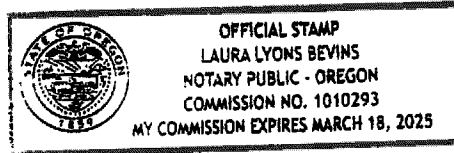
  
Marnae Ballantyne, Authorized Agent

By: Tom Remmers  
Its: Vice President

State of Oregon  
County of Multnomah

On this 17<sup>th</sup> day of May, 2023, personally appeared before me, the undersigned Notary Public, personally appeared Tom Remmers, Its Vice President, on behalf of Umpqua Bank, the signer of the above Substitution of Trustee and Request for Reconveyance, personally known to me (or proved to me on the basis of satisfactory evidence) to the person whose name is subscribed to the within instrument and acknowledged before me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

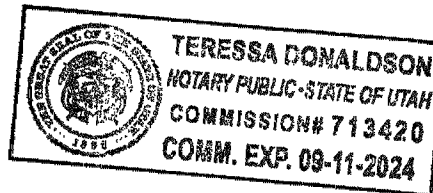
  
Notary Public



State of Utah  
County of Utah

On this 19<sup>th</sup> day of May, 2023, personally appeared before me, the undersigned Notary Public, personally appeared Marnae Ballantyne, as Authorized Agent for Fidelity National Title Insurance Company, the signer of the above Deed of Reconveyance, personally known to me (or proved to me on the basis of satisfactory evidence) to the person whose name is subscribed to the within instrument and acknowledged before me that she executed the same in her authorized capacity and that by her signature on the instrument the entity upon behalf of which the she acted, executed the instrument.

  
Notary Public



**EXHIBIT A**

Lot 1, KELTON APARTMENTS PHASE 1 PLAT SUBDIVISION, American Fork, Utah, according to the official plat thereof on file in the office of the Utah County Recorder.

Tax Parcel No.: 44-238-0001