



W3269005

WHEN RECORDED MAIL TO:
SPB Ventures I, LLC
3237 Twin Peaks Drive
Layton, UT 84040

E# 3269005 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
04-Jan-23 09:27 AM FEE \$40.00 DEP DAC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

File No.: 162672-KAP

DEED OF PARTIAL RECONVEYANCE

Cottonwood Title Insurance Agency, Inc., authorized to conduct business in the State of Utah, and acting pursuant to a written request of the current beneficiary of a Trust Deed with Power of Sale and Assignment of Rents 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 Trust Deed with Power of Sale and Assignment of Rents was executed by SPB Ventures I, LLC, a Utah limited liability company as Trustor, to Hill Field Investments, Ltd., a Utah limited liability company, as Beneficiary, and recorded in the office of the Weber County Recorder, State of Utah on April 21, 2021 as Entry No. 3146583.

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


See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 15-061-0049, 15-060-0124 and 15-061-0046 (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 SECURED THEREBY.

Dated this 3rd day of January, 2023.

Cottonwood Title Insurance Agency, Inc.

By: 

Name: Lara Mountford
Its: Vice President

State of Utah)

County of Davis)

On this 3rd day of January, 2023, before me, personally appeared Lara Mountford, 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 Vice President on behalf of Cottonwood Title Insurance Agency, Inc.



NOTARY PUBLIC



EXHIBIT A

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 15, THE SOUTHWEST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°19'36"W 143.31 FEET AND N00°40'24"E 764.49 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE S60°41'53"E 40.01 FEET; THENCE S55°48'57"E 58.42 FEET; THENCE S48°54'09"E 40.85 FEET; THENCE S56°55'00"E 63.16 FEET; THENCE S53°12'54"E 60.11 FEET; THENCE S41°25'10"E 50.49 FEET; THENCE S49°56'05"E 19.99 FEET; THENCE S45°34'53"E 48.96 FEET; THENCE S64°58'50"E 40.79 FEET; THENCE S68°33'45"E 81.68 FEET; THENCE S68°11'19"E 10.11 FEET; THENCE S02°16'24"W 302.77 FEET; THENCE N33°32'32"W 14.08 FEET; THENCE N40°21'29"W 55.49 FEET; THENCE N26°47'29"W 49.60 FEET; THENCE N04°33'28"W 45.22 FEET; THENCE N28°23'37"W 19.36 FEET; THENCE N37°01'50"W 66.95 FEET; THENCE N04°28'16"W 51.21 FEET; THENCE N10°30'02"W 43.81 FEET; THENCE N15°59'49"W 50.47 FEET; THENCE N36°53'38"W 19.08 FEET; THENCE N48°13'49"W 56.31 FEET; THENCE N48°35'26"W 151.86 FEET; THENCE N55°01'54"W 85.41 FEET; THENCE N42°11'06"W 39.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,360 SQUARE FEET OR 0.835 ACRES.

DISCLAIMER: THIS LEGAL DESCRIPTION IS BASED OFF DEEDS AND DRAWING PROVIDED BY HANSEN ENGINEERING.

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°41'06"W 210.66 FEET AND S89°18'54"E 384.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 23; THENCE N69°54'11"W 12.65 FEET; THENCE N61°53'56"W 80.49 FEET; THENCE N71°26'11"W 64.13 FEET; THENCE N74°33'36"W 44.21 FEET; THENCE N58°59'38"W 54.26 FEET; THENCE N65°06'23"W 56.29 FEET; THENCE N90°00'00"W 22.19 FEET; THENCE N46°17'15"W 19.34 FEET; THENCE N19°17'58"W 19.31 FEET; THENCE N52°05'37"W 53.74 FEET; THENCE N50°57'20"W 47.75 FEET; THENCE N63°05'23"W 42.54 FEET; THENCE N87°43'36"W 509.02 FEET; THENCE S02°16'24"W 115.58 FEET; THENCE N87°43'36"W 327.29 FEET; THENCE S06°20'45"W 26.97 FEET; THENCE S09°56'05"W 44.00 FEET; THENCE S02°32'09"W 45.12 FEET; THENCE S06°44'46"E 44.18 FEET THENCE S28°31'00"E 31.78 FEET; THENCE S17°48'01"E 49.70 FEET; THENCE S25°54'39"E 75.83 FEET; THENCE S31°41'48"E 99.67 FEET; THENCE S39°35'48"E 62.64 FEET; THENCE S26°47'16"E 50.49 FEET; THENCE S26°19'39"E 71.01 FEET; THENCE S38°50'09"E 37.68 FEET; THENCE S70°47'06"E 29.08 FEET; THENCE S45°01'30"E 24.37 FEET; THENCE S19°06'33"E 17.56 FEET; THENCE S49°33'45"E 28.53 FEET; THENCE S59°37'23"E 111.03 FEET; THENCE N87°19'07"E 40.91 FEET; THENCE S59°54'29"E 36.90 FEET; THENCE

S40°01'51"E 46.66 FEET; THENCE S58°27'19"E 66.80 FEET; THENCE S80°20'06"E 35.70 FEET; THENCE S56°40'56"E 36.37 FEET; THENCE S40°32'25"E 28.92 FEET; THENCE S49°47'18"E 40.85 FEET; THENCE S58°13'25"E 23.52 FEET; THENCE S80°38'10"E 41.75 FEET; THENCE S83°45'05"E 29.37 FEET; THENCE N88°08'39"E 74.03 FEET; THENCE N73°27'18"E 59.00 FEET; THENCE N50°24'50"E 45.15 FEET; THENCE N42°58'46"E 15.84 FEET; THENCE N11°32'40"E 19.98 FEET; THENCE N80°32'45"E 87.58 FEET; THENCE N87°05'30"E 23.63 FEET; THENCE N36°08'35"E 18.31 FEET; THENCE N53°16'36"E 37.42 FEET; THENCE N68°38'47"E 49.38 FEET; THENCE N60°41'32"E 11.73 FEET; THENCE N13°41'19"E 578.80 FEET; THENCE N69°54'11"W 12.65 FEET; THENCE N61°53'56"W 80.49 FEET; THENCE N71°26'11"W 64.13 FEET; THENCE N74°33'36"W 44.21 FEET; THENCE N58°59'38"W 54.26 FEET; THENCE N65°06'23"W 56.29 FEET; THENCE N90°00'00"W 22.19 FEET; THENCE N46°17'15"W 19.34 FEET; THENCE N19°17'58"W 19.31 FEET; THENCE N52°05'37"W 53.74 FEET; THENCE N50°57'20"W 47.75 FEET; THENCE N63°05'23"W 42.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 879,421 S.F. OR 20.189 ACRES.

DISCLAIMER: THIS LEGAL DESCRIPTION IS BASED OFF DEEDS AND DRAWING PROVIDED BY HANSEN ENGINEERING.

PARCEL 3:

PART OF THE SOUTHEAST QUARTER OF SECTION 15, THE SOUTHWEST QUARTER OF SECTION 14, THE NORTHWEST QUARTER OF SECTION 23, AND THE NORTHEAST QUARTER OF 22 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°19'36"W 197.07 FEET AND N00°40'24"E 805.50 FROM THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE S69°16'22"E 13.87 FEET; THENCE S47°38'54"E 54.54 FEET; THENCE S42°11'06"E 39.75 FEET; THENCE S55°01'54"E 85.41 FEET; THENCE S48°35'26"E 151.86 FEET; THENCE S48°13'49"E 56.31 FEET; THENCE S36°53'38"E 19.08 FEET; THENCE S15°59'49"E 50.47 FEET; THENCE S10°30'02"E 43.81 FEET; THENCE S04°28'16"E 51.21 FEET; THENCE S37°01'50"E 66.95 FEET; THENCE S28°23'37"E 19.36 FEET; THENCE S04°33'28"E 45.22 FEET; THENCE S26°47'29"E 49.60 FEET; THENCE S40°21'29"E 55.49 FEET; THENCE S33°32'32"E 14.08 FEET; S02°22'07"W 388.69 FEET; THENCE S87°43'36"E 122.83 FEET; THENCE S06°20'45"W 26.96 FEET; THENCE S09°56'05"W 44.00 FEET; THENCE S02°32'09"W 45.12 FEET; THENCE S06°44'46"E 44.18 FEET; THENCE S28°31'00"E 31.78 FEET; THENCE S17°48'01"E 49.70 FEET; THENCE S25°54'39"E 75.83 FEET; THENCE S31°41'48"E 99.67 FEET; THENCE S39°35'48"E 62.64 FEET; THENCE S26°47'16"E 50.49 FEET; THENCE S26°19'39"E 71.01 FEET; THENCE S73°01'00"W 165.72 FEET; THENCE N36°48'06"W 132.95 FEET; THENCE S85°43'48"W 785.79 FEET; THENCE N05°01'51"E 833.76 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2831.90 FEET, AN ARC LENGTH OF 411.28 FEET, A DELTA ANGLE OF 08°19'16", A CHORD BEARING OF N11°35'15"E, AND A CHORD LENGTH OF 410.92 FEET; THENCE N15°44'53"E 347.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 931,962 SQUARE FEET OR 21.395 ACRES.

DISCLAIMER: THIS LEGAL DESCRIPTION IS BASED OFF DEEDS AND DRAWING PROVIDED BY HANSEN ENGINEERING.