



W3274899

When recorded return to:
5732 South 1475 East
Suite 100
Ogden, Utah 84403

E# 3274899 PG 1 OF 5
Leann H. Kilts, WEBER COUNTY RECORDER
02-Mar-23 12:37 PM FEE \$40.00 DEP DAC
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)
ELECTRONICALLY RECORDED

PARTIAL RECONVEYANCE
DEED OF TRUST

First Utah Bank, is the named "Trustee" under that certain Deed of Trust, more particularly described as follows:

Amount: \$3,375,000.00
Trustor: Mantas Investments, LLC, a Utah Limited Liability Company
Beneficiary: First Utah Bank
Trustee: First Utah Bank
Recorded: January 18, 2022
Entry Number: 3211541

First Utah Bank, is the stated Beneficiary under the terms, conditions and stipulations of that Deed of Trust record with the Weber Lake County Recorder of the State of Utah, as stipulated above.

"Trustee" has received instruction from the "Beneficiary" that an agreement has been made, by and between, the Trustor and the Beneficiary, which provides for the release of a portion of the real property, pledged as collateral under said Deed of Trust. A portion of the real property pledged as collateral is being released even though the Promissory Note, executed by the "Trustor" as "Borrower", in favor of the "Lender" as "Beneficiary", has not been satisfied or paid in full.

"Trustee" has been advised that sufficient consideration was tendered to the "Beneficiary" to allow the release of a portion of the secured real property.

This document is for the express purpose of releasing only the following described property as collateral, from the burdens imposed by the Promissory Note and Deed of Trust and to discharge the property from any and all burdens imposed upon it by the recordation of the Deed of Trust.

That portion of the real property, pledged as collateral, which is to be released from the burdens of the Deed of Trust, recorded as Entry Number 3211541 is described on attached Exhibit "A" and is further identified as Weber County, State of Utah, Tax Parcel Numbers 15-065-0012; 15-065-0070 and 15-065-0065

First Utah Bank, as Trustee does hereby reconvey the real property described on Exhibit "A", to the legal and lawful owner therewith. All other property described on the Deed of Trust shall remain as collateral for the benefit of the named beneficiary.

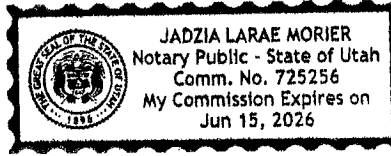
First Utah Bank

By: Joel Kenney 3/1/23
Joel Kenney - Vice President Date

State of Utah
County of Salt Lake

On this the 1 day of March, 2023, Joel Kenney as Vice President of First Utah Bank, personally appeared before me, a Notary Public, in the State of Utah, that this document was signed by the same, in the capacity stated and was executed under authority of a resolution passed by the board of directors of First Utah Bank.

Jadzia Morier
Notary Public



SCHEDULE A

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, the centerline of 12th Street being the basis of bearings to-wit: South 89°30' East. Beginning at the Northwest corner of said Section 24; and running thence South 0°44' West 1264.8 feet along the West line of said Section 24 to the centerline intersection with 12th Street; thence South 89°30' East 335.28 feet; thence South 0°15' West 80.39 feet to the South right of way line of 12th Street; thence North 88°09'52" East 661.19 feet along said right of way and to the true point of beginning, the property boundary running thence along the said South right of way line on the following two courses and distances, North 88°09'52" East 329.83 feet; South 89°30' East 77.72 feet to the East boundary line as established by the remnants of an ancient fence line; thence South 0°15' West (South 0°15' East by record), 420.08 feet along said ancient fence line to the North right of way line of the Central Pacific Railroad Company; thence North 79°04'06" West along said CPRR right of way line to a point South 1°50'08" East 317 feet, more or less, from the true point of beginning; thence North 1°50'08" West 317 feet, more or less, to the true point of beginning.

Except the following: Part of the Northwest Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, the centerline of 12th Street being the basis of bearings to-wit: South 89°30' East (actual South 89°00'30" East) beginning at the Northwest corner of said Section 24; and running thence South 0°44' West 1264.8 feet along the West line of said Section 24 to the centerline of intersection with 12th Street; thence South 89°30' East 335.28 feet; thence South 0°15' West 80.39 feet to the South right of way line of 12th Street; thence North 88°09'52" East 661.19 feet along said right of way and to the true point of beginning. The property boundary running thence along the said South right of way North 88°09'52" East (actual North 88°39'09" East 27.74 feet); thence South 1°50'08" East 334.38 feet; thence North 79°04'06" West along CPRR Railroad right of way (actual North 78°23'31" West 28.53 feet); thence North 1°50'08" West 317 feet, more or less (actual 327.98 feet) to the true point of beginning.

Parcel No.: 15-065-0012

Being part of the Northwest Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian: Being a point on the South right of way line of 1200 South Street said point also being the Northeast corner of Parcel Number 15-065-0046 said point also being South $1^{\circ}10'21''$ West 1310.59 feet and South $88^{\circ}49'39''$ East 1669.80 feet from the Northwest corner of said Section 24, and running thence South $88^{\circ}36'39''$ East along said South right of way line 5.83 feet to the Northwest corner of Parcel Number 15-065-0008; thence South $00^{\circ}00'00''$ West (South $0^{\circ}15'00''$ East) along the West line of said Parcel Number 15-065-0008, 468.96 feet to the North right of way of the C.P.R.R. Company; thence North $78^{\circ}16'00''$ West along said North right of way line, 15.70 feet to the Southeast corner of said Parcel Number 15-065-0046; thence North $1^{\circ}10'21''$ East along the East line of said parcel, 466.01 feet to the point of beginning.

Parcel No.: 15-065-0070

Part of the Northwest Quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian: Beginning at the point of intersection with the South right of way line of 1200 South Street and the West right of way line of Interstate Highway 15, said point being by measurement South 1343.46 feet East 2168.27 feet from the Northwest corner of said Section 24, running thence South 48 feet; thence South 79°30' East 145.20 feet; thence South 493.74 feet to the North right of way line of the C.P.R.R. Co.; thence North 79°04'06" West 674.92 feet along the North right of way line of the C.P.R.R. Co.; thence North 00°15' West 469.78 feet to the South right of way line of 1200 South Street; thence along the South right of way line of 1200 South Street on the following four courses: South 89°30' East 159.78 feet; South 0°30' West 12.00 feet; South 80°45'05" East 50.59 feet; South 88°30' East 307 feet to the point of beginning.

Except: Parcel of land in fee for the realigning of the existing Interstate 15 known as Project No. SP-15-8(34)342, being a part of an entire tract of property, situate in the Southeast quarter Northwest quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, the boundaries of said tract of land are described as follows: Beginning at a point on the Southerly right of way line of 12th Street, known as SR-39 at a point located 60.03 feet perpendicularly distant Southerly from the existing control line of said 12th Street of said project at Engineers Station 16+08.48, which point is located South 01°07'21" West a distance of 1328.60 feet South 88°52'39" East a distance of 2183.32 feet from the Northwest corner of said Section 24, and running thence South 88°34'39" East a distance of 240.00 feet along said Southerly right of way line to a point on the Westerly right of way and no access line of said I-15, at a point 163.11 feet perpendicularly distant Westerly from the center line of said project at Engineers Station 1159+92.79; thence South 09°13'39" East a distance of 583.98 feet along said Westerly right of way and no access line to a point 163.00 feet perpendicularly distant Westerly from the centerline of said project at Engineers Station 1154+08.82; thence leaving said Westerly right of way and no access line, North 77°19'50" West a distance of 195.56 feet along the North right of way line of C.P.R.R. Co.; thence North a distance of 247.86 feet along the Westerly right of way and no access line of said project; thence North 04°29'40" West a distance of 221.03 feet; thence North 79°30'00" West a distance of 127.58 feet; thence North a distance of 48.02 feet to the point of beginning.

Also except: Parcel of land in fee for the realigning of the existing Interstate 15 known as Project No. SP-15-8(34)342, being a part of an entire tract of property, situate in the Southeast quarter Northwest quarter of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, the boundaries of said tract of land are described as follows: Beginning at a point on the Southerly right of way line of 12th Street known as SR-39 at a point located 60.03 feet perpendicularly distant Southerly from the existing control line of said 12th Street of said project at Engineers Station 16+08.48 which point is located South 01°07'21" West a distance of 1328.60 feet South 88°52'39" East a distance of 2183.32 feet from the Northwest corner of said Section 24, and running thence South a distance of 24.99 feet leaving said South right of way line; thence North 85°36'56" West a distance of 313.49 feet to a point 68.78 feet perpendicularly distant Southerly from said existing control line of said 12th Street of said project at Engineers Station 12+96.02; thence North 1°25'21" East a distance of 9.04 feet to said South right of way line; thence along said South right of way line the following (2) courses: South 88°25'52" East, a distance of 100.76 feet; South 88°34'39" East a distance of 211.70 feet to the point of beginning.

Parcel No.: 15-065-0065