

WHEN RECORDED MAIL TO:  
Cottonwood Title Insurance Agency, Inc.  
1996 East 6400 South, Suite 120  
Salt Lake City, UT 84121

File No.: 148454-CAF

## 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 Beneficiary of a Deed of Trust, Security Agreement, Assignment of Leases and Rents 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 Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing was executed by CW Desert Edge, LLC, a Utah limited liability company as Trustor, to Mountain West REIT, LLC, a Delaware limited liability company, as Beneficiary, and recorded in the official records of Tooele County, State of Utah as follows:

Date: November 3, 2021 as Entry No. 558998.

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

See Exhibit A attached hereto and made a part hereof

**TAX ID NO.:** 01-040-A-0022, 01-115-0-0020 and 16-031-0-0002 (for reference purposes only)

THIS IS TO BE CONSTRUED AS A PARTIAL RECONVEYANCE. THE LIEN OF SAID DEED OF TRUST IS TO REMAIN IN FULL FORCE AND EFFECT AS TO THE REMAINDER OF THE PROPERTY SECURED THEREBY.

Dated this 16 day of May, 2022.

Cottonwood Title Insurance Agency, Inc.

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

State of Utah )  
County of Salt Lake )

On this 16 day of May, 2022, 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



## EXHIBIT A

A Tract of Land, located in the NE1/4 and the SE1/4 of Section 22, and the SW1/4 of Section 23 of Township 2 South, Range 6 West, Salt Lake Base and Meridian (Basis of Bearing for description is N89°51'07"E between the North quarter corner and the Northwest corner of said Section 23), being more particularly described as follows:

Beginning at a point on the Westerly right of way line of Old Lincoln Highway as established by previous subdivisions and surveys, being S89°48'41"W 1152.49 feet along the Section line and South 1333.86 feet from the Northeast corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; thence running along the said Westerly right of way line the following six (6) courses, (1) S33°09'09"E 273.60 feet; thence (2) S32°58'50"E 888.24 feet; thence (3) S33°10'04"E 920.24 feet; thence (4) S33°38'57"E 102.25 feet; thence (5) S33°27'52"E 438.32 feet; thence (6) S33°42'20"E 1962.84 feet to the Northeast corner of Silver Fox Estates Subdivision as recorded at Entry No. 244610 in the Tooele County Recorder's Office; thence along said Silver Fox Estates the following two (2) calls, (1) S88°46'46"W 909.31 feet; thence (2) S52°58'33"W 191.30 feet to the Easterly right of way line of SR-138 as established by UDOT Project, F-86(12) Revised 5-12-04; thence along said Easterly right of way line the following five (5) courses, (1) N37°01'30"W 2141.51 feet; thence (2) N36°59'06"W 1000.00 feet; thence (3) N37°06'50"W 1048.53 feet; thence (4) N38°02'17"W 400.72 feet; thence (5) N38°58'49"W 124.76 feet; thence N52°42'26"E 529.97 feet; thence along the arc of a curve to the right with a radius of 250.00 feet a distance of 233.29 feet through a central angle of 53°28'01" Chord: N79°26'26"E 224.92 feet; thence S73°49'33"E 276.56 feet; thence along the arc of a curve to the right with a radius of 300.00 feet a distance of 192.69 feet through a central angle of 36°48'03" Chord: S55°25'32"E 189.39 feet; thence S37°01'30"E 80.44 feet; thence N52°58'30"E 152.17 feet; thence N89°54'46"E 152.68 feet to the point of beginning.