

AFTER RECORDING, RETURN TO:

**First American Title
215 South State
SLC UT 84111
Reference Number:**

00767979 B: 1548 P: 601

B: 1548 P: 601 Fee \$40.00
Carri R. Jeffries, Iron County Recorder - Page 1 of 2
04/29/2021 02:42:46 PM By: FIRST AMERICAN - SALT LAKE ESCROW

**PARTIAL RECONVEYANCE
(Beneficiary)**

Tax ID: B-1135-0003-0000 and B-1135-0079-0001

First American Title Insurance Company, authorized to conduct business in the State of Utah, pursuant to a written request of the Beneficiary thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, that portion of the property described in said Trust Deed, which Trust Deed covers real property situated in **Iron County, State of UTAH**, described as follows:

Trustor(s): **ACS CEDAR SOUTH UT, LLC, a Nevada limited liability company**
Beneficiary: **WELLS FARGO BANK, NATIONAL ASSOCIATION**
Recording Date: **SEPTEMBER 2, 2015**
Entry #: **674069**
Book #: **1323**
Page #: **590**

Legal Description:

See Exhibit "A"

Parcel I.D. No.: **B-1135-0003-0000 and B-1135-0079-0001**

The remaining property described in said Deed of Trust shall continue to be held by said Trustee under the terms thereof, as provided in said Deed of Trust, this Partial Reconveyance is named without affecting the personal liability of any person or payment of the indebtedness secured by said Deed of Trust.

In Witness Whereof, **First American Title Insurance Company**, as Trustee, has caused its Company name to be hereto affixed this 29th day of April, 2021.

First American Title Insurance Company

By *Mark S. Webber*
Mark S. Webber, Authorized Agent

STATE OF **UTAH**)

COUNTY OF **SALT LAKE**)

On this 29th day of April, 2021, personally appeared before me Mark S. Webber, who being duly sworn, did say that he is an Authorized Agent of **First American Title Insurance Company** and that said instrument was signed in behalf of said Company.

Carol Pauli
Notary Public

Commission expires:

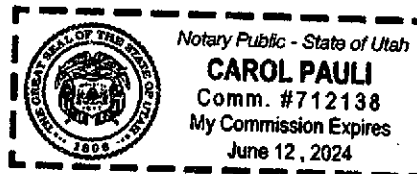


Exhibit A

Legal Description

Parcel 1:

All of Lot Twelve (12), W.H. LEIGH SUBDIVISION, according to the Official Plat thereof on file in the Office of the Recorder of Iron County, State of Utah.

Parcel 2:

Beginning at the Northeast Corner of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 22, Township 36 South, Range 11 West, Salt Lake Base and Meridian; thence South $0^{\circ}13'45''$ East 100.00 feet along the Section line; thence South $89^{\circ}42'00''$ West 258.70 feet to a point on the Easterly line of Fir Street; thence North $0^{\circ}16'00''$ West 40.61 feet; thence Northeasterly along the arc of a curve to the right, having a radius of 168.00 feet, a distance of 60.74 feet; thence North $89^{\circ}42'$ East 247.5 feet to the point of beginning.

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