

Recorded **22-Apr-2024** Filing No. **107114**
At **03:39 PM** in Book **F13** Page **1167**
Fee **\$86.00** Kaia Bowden Rich County Recorder
For RAY QUINNEY & NEBEKER, P.C.



Recorded at the request of:

Michael R. Johnson (Utah Bar No. 7070)
RAY QUINNEY & NEBEKER P.C.
36 South State Street, Suite 1400
Salt Lake City, Utah 84111

SUBSTITUTION OF TRUSTEE

The undersigned, as servicer, authorized agent and attorney-in-fact for the beneficiary and holder of all indebtedness secured by the trust deed lien described below (the “**Beneficiary**”), hereby appoints Michael R. Johnson, a licensed attorney and member of the Utah State Bar Association practicing with Ray Quinney & Nebeker P.C. at 36 South State Street, Suite 1400, Salt Lake City, Utah 84111, as successor trustee (hereinafter, the “**Trustee**”) under that certain *Deed of Trust*, dated February 25, 2022, executed by UA FIU, LLC, dba Psion Homes, a Utah limited liability company, as Grantor, in which Rudd & Hawkes Title Insurance Agency LLC, was named as original Trustee and Construction Loan Services II, LLC, was named as original Grantee/Beneficiary, and recorded on March 1, 2022, as Filing No. 102576, in Bk. U12; Pg. 599 et. seq., in the official records of Rich County, State of Utah (“**Trust Deed**”). The real property affected thereby is described as follows:

See Exhibit A attached hereto.

For information purposes only, the real property or its address is commonly known as Units 26, 27, 28, 29, 30, 31, 32, 43, 47, 48, 49, 73, 74, 75, 76, 77, 78, 79, 80, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127 & 128, PARADISE PARKWAY TOWNHOMES, Garden City, UT 84028.

The undersigned, as servicer, authorized agent and attorney-in-fact for Beneficiary, hereby expressly ratifies and confirms any and all actions taken by the Trustee on Beneficiary’s behalf prior to the recording of this Substitution of Trustee.

EXHIBIT A

The Land referred to herein below is situated in the County of Rich, State of Utah, and is described as follows:

Units 26, 27, 28, 29, 30, 31, 32, 43, 47, 48, 49, 73, 74, 75, 76, 77, 78, 79, 80, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127 & 128 PARADISE PARKWAY TOWNHOMES, according to the official plat thereof, on file and of record in the office of the Rich County Recorder, State of Utah.

Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).

Tax Serial No's: 41-17-260-0026, 41-17-260-0027, 41-17-260-0028, 41-17-260-0029, 41-17-260-0030, 41-17-260-0031, 41-17-260-0032, 41-17-260-0043, 41-17-260-0047, 41-17-260-0048, 41-17-260-0049, 41-17-260-0073, 41-17-260-0074, 41-17-260-0075, 41-17-260-0076, 41-17-260-0077, 41-17-260-0078, 41-17-260-0079, 41-17-260-0080, 41-17-260-0115, 41-17-260-0116, 41-17-260-0117, 41-17-260-0118, 41-17-260-0119, 41-17-260-0120, 41-17-260-0121, 41-17-260-0122, 41-17-260-0123, 41-17-260-0124, 41-17-260-0125, 41-17-260-0126, 41-17-260-0127 & 41-17-260-0128.