

13164571
1/7/2020 1:00:00 PM \$40.00
Book - 10882 Pg - 1535-1539
RASHELLE HOBBS
Recorder, Salt Lake County, UT
GT TITLE SERVICES SLC
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, MAIL TO:
105 Northlake Dr., #103A
Orange City, FL 32763

Tax Parcel No. 27-26-176-005

ASSIGNMENT OF DEED OF TRUST

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, hereby, grants, transfers and assigns to FLORENCE LOVISA, an individual residing in Orange City, Florida, all of the beneficial interest in and rights accrued or to accrue under that certain Deed of Trust (the "Deed of Trust") dated September 28, 2011, together with the indebtedness secured thereby, executed by Marie G. Holmes, as Trustee of the SM Family Residential Land Trust, as Trustor, to GT Title Services, as Trustee, recorded in the official records of the County Recorder of Salt Lake County, Utah on September 29, 2011 as Entry No. 11252305, and covering the real property situated in said county commonly known as 12079 Lampton View Dr, Riverton, UT 84065, and further described as set forth on the attached Exhibit A, TOGETHER with the Promissory Note therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under the Deed of Trust.

The undersigned represents and warrants that she is the heir and successor in interest to Louis R. Lovisa, who is deceased. She represents and warrants she is the rightful and lawful owner of the beneficial interest under the Deed of Trust described herein and the legal owner and holder of the Promissory Note secured by the Deed of Trust and of all other indebtedness secured thereby; and (b) said beneficial interest (including, without limitation the Promissory Note and/or the beneficial interest under the Deed of Trust) has not been transferred or otherwise acquired by any party or parties other than the undersigned.

The undersigned person executing this instrument represents and certifies that she has full power, authority, and capacity to execute and deliver this instrument as the holder of the Promissory Note secured by the Deed of Trust and she represents and warrants this instrument has been duly authorized, executed and delivered.

For reference purposes:

- (1) A true and correct copy of the Allonge to the Note is attached hereto as Exhibit B.
- (2) A true and correct copy of the Affidavit for Collection of Personal Property Pursuant to Small Estate Proceeding pursuant to U.C.A. § 75-3-1201 for the Estate of Louis R. Lovisa, deceased, is attached hereto as Exhibit C.

IN WITNESS WHEREOF, the undersigned, executes this Assignment as of the date set forth below.

By: Florence Lovisa
FLORENCE LOVISA,
heir of and successor in interest to
LOUIS R. LOVISA, Deceased

STATE OF FLORIDA)
) ss
COUNTY OF VOLUSIA)

On this 20th day of December 2019, personally appeared before me **Florence Lovisa**, the named signer of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is/are subscribed to this instrument, and duly acknowledged that she executed this instrument. Witness my hand and official seal.

Vicki L. Stein
NOTARY PUBLIC

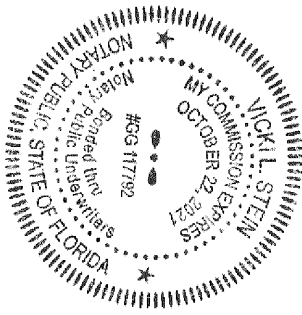


EXHIBIT A
Legal Description of Property

LOT 146, RIVER VIEW ESTATES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED
IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY.

EXHIBIT B

ALLONGE

The foregoing attached Secured Promissory Note dated September 29, 2010 in the original principal amount of \$50,500.00 with Stephen P. Milligan and Kenneth L. Lovisa named as Borrower therein, is hereby made payable as follows:

To the order of: FLORENCE LOVISA

Without recourse:

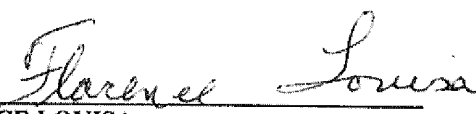
By: 
FLORENCE LOVISA,
heir of and successor in interest to
LOUIS R. LOVISA, Deceased

EXHIBIT C
Copy of Affidavit for Collection of Personal Property
Pursuant to Small Estate Proceeding
Pursuant to U.C.A. § 75-3-1201
for
The Estate of Louis R. Lovisa, deceased

**AFFIDAVIT FOR COLLECTION OF
PERSONAL PROPERTY PURSUANT TO
SMALL ESTATE PROCEEDING**

U.C.A. § 75-3-1201

STATE OF FLORIDA)
)ss.
COUNTY OF VOLUSIA)

Affiant, FLORENCE LOVISA, being sworn, states that:

1. This affidavit is made pursuant to Section 75-3-1201 of the Utah Uniform Probate Code and is made for the purposes of collecting personal property of LOUIS R. LOVISA, who died on or about the 29th day of December 2016.

2. Affiant makes this affidavit as successor of the decedent.

3. The fair market value of the entire estate of the decedent which is subject to administration, wherever located, less liens and encumbrances, does not exceed One Hundred Thousand Dollars (\$100,000).

4. At least thirty days have elapsed since the death of the decedent.

5. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.

6. The successor of the decedent is entitled to payment or delivery of any indebtedness owed to the decedent, any tangible personal property belonging to the decedent, and any instruments evidencing a debt, obligation, stock, or chose in action belonging to the decedent.

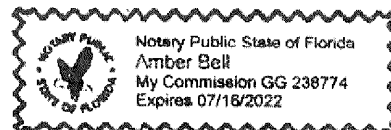
7. Such indebtedness, personal property, and instruments includes, but is not limited to, any cash deposits, bank deposits, CDs, and/or refund checks from the United States Treasury or IRS.

Dated: 4/25/2019 2019

Florence Lovisa
FLORENCE LOVISA
105 Northlake Dr., #103A, Orange City, FL 32763
Phone No. 386-774-1599

Subscribed and sworn to before me by Florence Lovisa on this 25 day of April 2019.

[Signature]
Notary Public



BK 10882 PG 1539