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13726921  
07/26/2021 02:28 PM \$40.00  
Book - 11211 Pg - 8761-8763  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
ORION FINANCIAL GROUP INC  
2860 EXCHANGE BLVD #100  
SOUTHLAKE TX 76092  
BY: KRA, DEPUTY - MA 3 P.

Return to:

Orion Financial Group, Inc. 2860 Exchange Blvd, Ste 100 Southlake, Tx 76920

This Instrument was prepared by: Stacie Wagner, Visio Financial Services Inc., 1905 Kramer Lane, #B700, Austin, TX 78758

ASSIGNMENT OF DEED OF TRUST

Loan No.. 1463615  
Xanthos 24

KNOW ALL MEN BY THESE PRESENTS: THAT VISIO FINANCIAL SERVICES INC., a Delaware corporation existing under the laws of the State of Delaware, residing or located at 1905 Kramer Lane, Ste. B700, in the City of Austin in the County of Travis and in the State of TX , herein designated as the Assignor, for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents assign to VFS XANTHOS LLC, a Delaware limited liability company residing or located at 1905 Kramer Lane, Ste. B700, Austin, TX 78758 herein designated as the Assignee, a certain DEED OF TRUST dated 6/11/2019, made by Trevor Douglas Fritzsche, a married man, Trustee: North American Title, LLC on real property located at

13348 South Pioneer St, Herriman, UT 84096  
Parcel ID: 26-35-376-050, Alternative Parcel ID: N/A  
County of Salt Lake and State of UT

See Attached Exhibit "A" hereto and made a part hereof

to secure payment of the sum of \$320,000.00 which DEED OF TRUST is recorded in the Recorder's office of the County of Salt Lake in UT on 6/12/2019 in Instrument 13008158, Book 10791, Page 2737-2753.

TOGETHER with the Bond, Note or other Obligation therein described, and the money due and to grow due thereon, with the interest. TO HAVE AND TO HOLD the save unto the said Assignee forever, subject only to all the provisions contained in the said DEED OF TRUST and the Bond, Note or other Obligation. AND the said Assignor hereby constitutes and appoints the Assignee as the Assignor's true and lawful attorney, irrevocable in law or in equity, in the Assignor's name, place and stead but at the Assignee's cost and expense, to have, use and take all lawful ways and means for the recovery of all the said money and interest, and in case of payment, to discharge the same as fully as the Assignor might or could do if these presents were not made.

AND the Assignor covenants that there is now due and owing the said DEED OF TRUST and the Bond, Note or other Obligation secured thereby, the sum of \$320,000.00 principal with interest thereon to be computed at the rate of 5.850 % per year from 6/11/2019, and there are no set-offs, counter claims or defenses against the same, in law or in equity, nor have there been any modifications or other changes in the original terms thereof, other than as stated herein.

In all references herein to any parties, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Orion Financial Group Inc.



Fritzsche, TREVOR 21074982

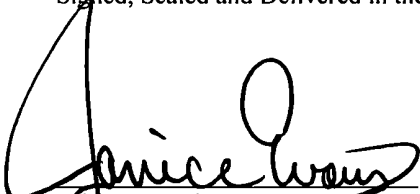
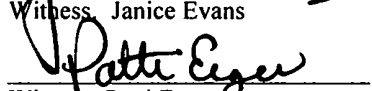
VISIO/FSX/AOM  
VFS XANTHOS LLC, A DELAWARE LIMITED LIABILITY COMPANY

Ent 13726921 BK 11211 PG 8761


Loan No.. 1463615  
Xanthos 24

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of DEED OF TRUST  
July 15, 2019.

Signed, Sealed and Delivered in the presence of or attested by:

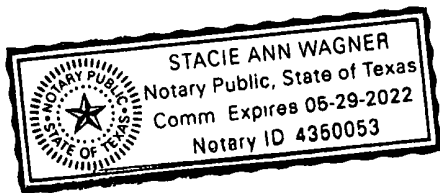
  
Witness: Janice Evans  
  
Witness: Patti Erger

VISIO FINANCIAL SERVICES INC.,  
a Delaware Corporation

  
By: William J. Kerley  
As Its: Chief Financial Officer

STATE OF TEXAS  
COUNTY OF TRAVIS

I certify and acknowledge that on July 15, 2019, before me, the undersigned, personally appeared William J. Kerley, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, as Chief Financial Officer of Visio Financial Services Inc, its successors and assigns on behalf of said corporation, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the County of Travis State of Texas.




  
NOTARY PUBLIC – Stacie Ann Wagner  
My Commission Expires 05/29/2022

Exhibit A  
Legal Description

Loan: 1463615

Property Location		County
1463615	13348 South Pioneer St, Herriman, UT 84096	Salt Lake
Parcel No.:	26-35-376-050	
Legal:	Lot 2B, of SUBDIVISION PLAT AMENDING LOT 2, PARRY PLAT "A" SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County, State of Utah. For Identification Purposes Only: 26-35-376-050-0000	