

13939895 B: 11332 P: 5105 Total Pages: 3
04/26/2022 09:53 AM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GREGORY FUNDING LLC
13190 SW 68TH PKWY STE 200TIGARD, OR 97223

Recording Requested By/Return to:

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

KNOW ALL MEN BY THESE PRESENTS: THAT **VFS Xanthos LLC** 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 **Investor Mortgage Finance LLC** residing or located at 1905 Kramer Lane, Suite B700, Austin, TX 78758 herein designated as the Assignee, a certain DEED OF TRUST dated 6/11/2019, made by Trevar 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 in Instrument 13008158, Book 10791, Page 2737-2753, further assigned to VFS Xanthos LLC on 7/26/2021 in Inst 13726921, Book 11211, Page 8761-8763.

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 same 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.

Loan No.: 1463615

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of DEED OF TRUST on February 10, 2022.

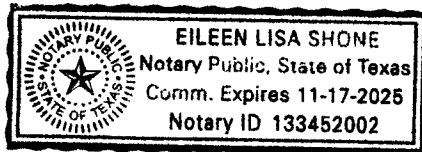
Signed, Sealed and Delivered in the presence of or attested by:

VFS Xanthos LLC

Tandi Haggard
By: Tandi Haggard
As Its: Manager

STATE OF TEXAS
COUNTY OF TRAVIS

I certify that on February 10, 2022, Tandi Haggard, personally came before me and stated to my satisfaction that this person was authorized to and did execute this instrument as Manager of VFS Xanthos LLC the entity named in this instrument; and, executed this instrument as the act of the entity named in this instrument.



Eileen Shone
NOTARY PUBLIC – Eileen Lisa Shone
My Commission Expires 11/17/2025

**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:	<p>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.</p> <p>For Identification Purposes Only: 26-35-376-050-0000</p>		