

RECORDING REQUESTED AND  
WHEN RECORDED RETURN TO:

ABC LENDING SOLUTIONS  
PO BOX 95416  
South Jordan, UT 84095

APN(s): **28-33-406-001**

### **ASSIGNMENT OF DEED OF TRUST**

This ASSIGNMENT OF DEED OF TRUST (this "Assignment") is made and entered into as of the 25<sup>th</sup> day of March, 2024, by and between ABC LENDING SOLUTIONS , whose address is PO BOX 95416 South Jordan, Utah 84095 ("Assignor") and LCF PROPERTIES LLC [INVESTOR] whose address is 4760 S Highland Dr #234 SLC UT 84117 ("Assignee").

### **W I T N E S S E T H:**

That for good and valuable consideration, Assignor does hereby assign, sell, convey, set over and deliver to Assignee all of Assignor's right, title, and interest in and to a certain Deed of Trust made by W&C INVESTMENTS LLC AND NGUYEN INVESTMENTS LLC ("Borrower") to TITLE GUARANTEE, A TITLE INSURANCE AGENCY, LLC, a Utah limited liability company, as Trustee for the benefit of Assignor (as the "Lender" named therein) dated as of MARCH 20<sup>th</sup> 2024 and recorded in the official records of SALT LAKE COUNTY the real property more particularly described in EXHIBIT "A" attached hereto and made a part hereof. The foregoing assignment is made subject to, and in connection with, that certain Loan Servicing Agreement between Assignor and Assignee. Accordingly, and notwithstanding the foregoing assignment, Assignor shall continue to service the loan secured by the Deed of Trust, and Assignor shall be authorized to: (i) issue payoff statements concerning such loan; (ii) collect payoff funds/proceeds; and (iii) execute and deliver a reconveyance of the Deed of Trust, for and on behalf of Assignee as its duly authorized loan servicer. Assignee, by accepting the foregoing assignment, shall be deemed to have consented to the same, and shall hold any subsequent lender, purchaser, and/or title company harmless for relying on such payoff statements issued by Assignor.

**For pay-off requests and reconveyances please contact:**

**c/o ABC Lending Solutions  
PO BOX 95416  
SOUTH JORDAN UT 84095  
(801) 801-808-3997  
Jhutch42@gmail.com**

WITNESS, this Assignment has been duly executed as of the day and year first above written.

**ASSIGNOR:**

**ABC LENDING SOLUTIONS**

By: Jeff Hutchings

Name: Jeff Hutchings  
Title: Authorized signatory

~~STATE OF UTAH~~ )  
:ss.  
~~COUNTY OF SALT LAKE~~ )

I, \_\_\_\_\_ (Name of officer/notary taking  
acknowledgment), \_\_\_\_\_ (Official title of  
officer/notary taking acknowledgment) certify that

\_\_\_\_\_ personally came before me this day and  
acknowledged that he is the authorized signatory of **ABC LENDING SOLUTIONS**, and that by  
authority duly given and as the act of the national banking association, the foregoing instrument  
was signed in its name by its authorized signatory and attested by himself as its authorized  
signatory.

Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

{SEAL}:

**VIRGINIA ACKNOWLEDGMENT**

State of Virginia )  
County of City of Alexandria )

On 03/25/2024 before me, Mohamud Aden,  
*Date Notary Name*

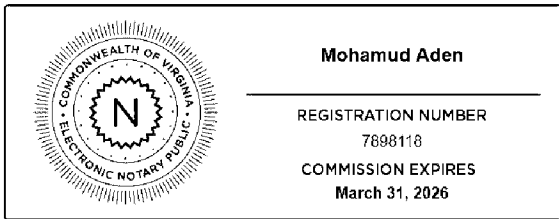
personally appeared Jeff Hutchings  
*Name(s) of Signer(s)*

personally known to me -- OR --

proved to me on the basis of the oath of \_\_\_\_\_ -- OR --  
*Name of Credible Witness*

proved to me on the basis of satisfactory evidence: driver license  
*Type of ID Presented*

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.



WITNESS my hand and official seal.

Notary Public Signature: Mohamud Aden

Notary Commission Number: 7898118

Notary Commission Expires: 03/31/2026

*Notarized online using audio-video communication*

**DESCRIPTION OF ATTACHED DOCUMENT**

Title or Type of Document: ASSIGNMENT OF DEED OF TRUST

Document Date: 03/25/2024 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Jeff Hutchings

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer Title: \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian of Conservator

Other: Authorized signer

Corporate Officer Title: \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian of Conservator

Other: \_\_\_\_\_

Signer Is Representing: ABC LENDING SOLUTIONS

Signer Is Representing: \_\_\_\_\_

**Exhibit "A"**  
**Property Description**

Lot 6, BEAR CREEK AT DRAPER, according to the Official Plat thereof, as recorded in the Salt Lake County Recorder's Office, State of Utah.

Tax Serial No. 28-33-406-001