

When Recorded Return To:
PHH Mortgage
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683


CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR **MAGNOLIA BANK, INC., ITS SUCCESSORS AND ASSIGNS**, (ASSIGNOR), (MERS Address: **P.O. Box 2026, Flint, Michigan 48501-2026**) by these presents does convey, grant, assign, transfer and set over the described Deed of Trust together with all liens, and any rights due or to become due thereon to **MAGNOLIA BANK, WHOSE ADDRESS IS C/O PHH MORTGAGE CORPORATION, 5720 PREMIER PARK DRIVE, WEST PALM BEACH, FL 33407, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE)**

Said Deed of Trust is dated 12/14/2021, executed by **TROY PAINTER AND STACEY MCCARTY** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MAGNOLIA BANK, INC., ITS SUCCESSORS AND ASSIGNS** and recorded on 12/22/2021, in **Book 11285 and Page 9144**, in the office of the Recorder of **SALT LAKE** County, **Utah**.

LOT 13, SUMMERWOOD #2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
Parcel ID Number 21-21-278-013-0000

Dated this 27th day of March in the year 2024
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR **MAGNOLIA BANK, INC., ITS SUCCESSORS AND ASSIGNS**



SUSAN HICKS
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

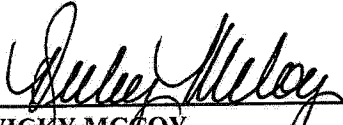
PHH02 440673316 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)
OCWEN-NVLER MIN 100818211111780444 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O.
Box 2026, Flint, MI 48501-2026 DOCR T272403-10:24:49 [C-2] EFRMUT1



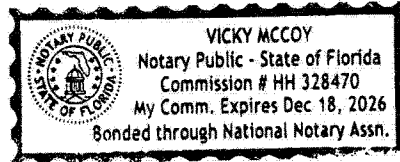
D0105188439

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 27th day of March in the year 2024, by Susan Hicks as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MAGNOLIA BANK, INC., ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



VICKY MCCOY
COMM EXPIRES: 12/18/2026



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