

AFTER RECORDING RETURN TO:  
Halliday, Watkins & Mann, P.C.  
376 East 400 South, Suite 300  
Salt Lake City, UT 84111

HWM # 51810  
Parcel #: 22-01-405-043-0000  
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## **GAP ASSIGNMENT OF DEED OF TRUST**

**THIS DOCUMENT IS BEING RECORDED TO CORRECT A BREAK IN THE BENEFICIARY CHAIN OF TITLE CREATED BY THE ASSIGNMENT OF DEED OF TRUST RECORDED 7/16/2013 AS INSTRUMENT NO. 11684741, IN BOOK 10159, AT PAGE 6519, AND TO VALIDATE SAID ASSIGNMENT.**

MERS MIN No. 1000992-1050921007-1  
MERS Phone No. 1-888-679-6377

FOR VALUE RECEIVED, the undersigned, Bank of America, N.A., successor by merger to BAC Home Loan Servicing, LP FKA Countrywide Home Loans Servicing, LP, as **ASSIGNOR**, does hereby assign and transfer to Mortgage Electronic Registration Systems, Inc., whose address is P.O. Box 2026, Flint, MI 48501-2026, as nominee for Intermountain Mortgage Company, Inc., its successors and assigns, as **ASSIGNEE**, all rights, title, and interest of the undersigned in and to that certain Deed of Trust described below, and all rights accrued or to accrue under said Deed of Trust:

Original Beneficiary: Mortgage Electronic Registration Systems, Inc., as nominee for Intermountain Mortgage Company, Inc., its successors and assigns  
Trustor(s): Michael J. Van Leeuwen  
Date of Deed of Trust: 12/01/2005  
Original Loan Amount: \$2,925,000.00  
Parcel #: 22-01-405-043-0000  
Recorded in Salt Lake County, Utah on: 12/20/2005, as Instrument No. 9587725, in Book 9232, at Pages 7076-7098  
Legal Description:

Lot 203, Balsam Ridge Park Phase II, according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

Together with a right of way over and across the following described property.

Beginning at the Southernmost corner of Lot 5, Balsam Ridge Park Phase I, said point being South 0°07' West 3,635.29 feet and East 495.70 feet from the North Quarter corner of Section 1, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 51°00' East 160.84 feet to Abinadi Road; thence Northwesterly along the arc of a 50 feet radius curve to the right, chord bears North 9°34' West 40.18 feet, a distance of 41.36 feet; thence South 51°00' West 20.00 feet; thence South 6°00" West 14.14 feet; thence South 51°00' West 150.59 feet; thence South 39°00' East 25.00 feet to the point of beginning.

Together with a right of way described as follows:

Beginning at the Southeast corner of Lot 201, Balsam Ridge Phase 2, a Subdivision situated in the Southeast Quarter of Section 1, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point also being North 89°55'07" East 480.42 feet and South 3,626.26 feet from the North Quarter corner of Section 1, and running thence South 39°00'00" East 12.50 feet; thence South 51°00'00" West 89.72 feet; thence South 42°34'00" West 43.00 feet to a point on a 40.00 foot radius curve to the right, the radius point of which bears South 72°09'23" East; thence along the arc of said curve through a central angle of 312°12'01" 217.957 feet; thence North 42°34'00" East 122.62 feet; thence North 51°00'00" East 91.56 feet; thence South 39°00'00" East 12.50 feet to the point of beginning.

With an address of: 4547 South Abinadi Road, Salt Lake City, UT 84124

**GAP ASSIGNMENT OF DEED OF TRUST**

Trustor: Michael J. Van Leeuwen  
Property Address: 4547 South Abinadi Road, Salt Lake City, UT 84124  
MERS MIN No. 1000992-1050921007-1  
HWM # 51810  
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Dated: May 1, 2024

Bank of America, N.A., successor by merger to  
BAC Home Loan Servicing, LP FKA Countrywide Home Loans Servicing, LP

By: [Signature] 5/1/2024  
Name: Michael J. Van Leeuwen  
Title: Assistant Vice President

STATE OF: TEXAS

COUNTY OF: DALLAS

On May 1, 2024 before me, Tramelle M. Thomas a Notary Public, in and for said state and county, personally appeared Michael J. Van Leeuwen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity as the Assistant Vice President of Bank of America, N.A., successor by merger to BAC Home Loan Servicing, LP FKA Countrywide Home Loans Servicing, LP, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

(Seal)

Tramelle M. Thomas 5-1-2024  
Notary Public: TRAMELLE M. THOMAS  
My Commission Expires: 02-07-26

