14353423 B: 11554 P: 664 Total Pages: 1 03/03/2025 04:05 PM By: vanguyen Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.

15 W SOUTH TEMPLE, STE 600SALT LAKE CITY, UT 84101

Electronically Recorded For:
Scalley Reading Bates Hansen and Rasmussen, P.C.
Attn: Marlon L. Bates
15 West South Temple, Suite 600
Salt Lake City, Utah 84101
Prepared by: DMS
MIN No. 100160902204150008
MERS phone # (888) 679-6377
MERS address: P.O. Box 2026, Flint, MI 48501-2026

Trustee No. 92040-829F Parcel No. 22-25-304-007

Assignment of Deed of Trust

For valuable consideration the undersigned, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Utah First Federal Credit Union, its successors and assigns, of P.O. Box 2026, Flint, MI 48501-2026, hereby gives notice that it assigned and transferred all of its rights, title, and interest under the Deed of Trust described below to Utah First Federal Credit Union, assignee, of 200 East South Temple, Salt Lake City, Utah 84111. The Deed of Trust, dated April 25, 2022, was executed by Marilee Flynn Hansen, as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Utah First Federal Credit Union, its successors and assigns is named as beneficiary, and Vanguard Title Insurance Agency, LLD is appointed trustee, which had an original amount of \$640,000.00, and filed for record on April 29, 2022, and recorded as Entry No. 13942774, in Book 11334, at Page 333, Records of Salt Lake County, Utah. This Assignment of Deed of Trust affects the property located at 7585 South 3500 East, Cottonwood Heights, Utah 84121, in Salt Lake County, State of Utah, and is described more specifically as follows:

BEGINNING AT A POINT NORTH 0 DEGREES 03'40" WEST 1320 FEET AND NORTH 89 DEGREES 56'20" EAST 33 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89 DEGREES 56'20" EAST 125 FEET; THENCE NORTH 0 DEGREES 03'40" WEST 80 FEET; THENCE SOUTH 89 DEGREES 56'20" WEST 125 FEET; THENCE SOUTH 0 DEGREES 03'40" EAST 80 FEET TO THE POINT OF BEGINNING.

DATED this 3rd day of March, 2025.

Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Utah First Federal Credit Union, its successors and assigns

By: R. Paul Toller Its: Chief Credit Officer

STATE OF

Utah

) : ss

COUNTY OF

Salt Lake

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The foregoing instrument was acknowledged before me this <u>3</u> day of <u>March</u>, 2025, by R. Paul Toller, the Chief Credit Officer of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Utah First Federal Credit Union, its successors and assigns.

Homonyela Devel NOTARY PUBLIC

Trustee No. 92040-829F MERS Assignment.docx Assignment of Deed of Trust Page **1** of **1**

