

14379438 B: 11568 P: 4409 Total Pages: 3  
05/02/2025 11:50 AM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: TITLE GUARANTEE  
1385 E FORT UNION BLVDSALT LAKE CITY, UT 841212887

When Recorded Mail To:

American Loans, Inc  
8750 S Harrison Street  
Sandy, Utah 84070

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SPACE ABOVE THE LINE FOR RECORDING PURPOSES ONLY

## ASSIGNMENT of DEED OF TRUST

American Loans currently has 100% the Beneficiary of a recorded Deed of Trust (hereinafter referred to as "**Assignors**") and for **\$11,000.00 (Eleven Thousand Dollars and .00 cents)** as good and valuable consideration in hand to be funded by **James Andrew Laudie** (Hereinafter referred to as the "Assignee").

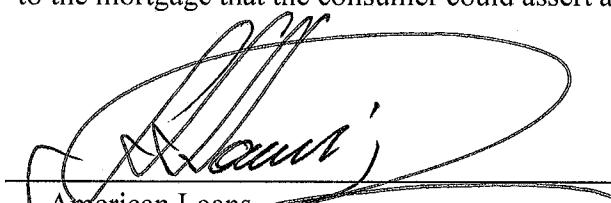
Assignor hereby assigns and conveys **.03%** of a total loan amount of **\$380,000.00** loan of the "Assignors" right of title and interest in the Trust Deed Note and Continuing Guarantee dated **October 30, 2023**, and recorded in **Salt Lake County October 31, 2023 Ent: 14169885 B: 11453 P: 9155** with **American Loans and/or assigns and Funk & Huish, LLC by John Douglass Bowers** as borrower together with the interest in the property located at **5811 S Tolgate Woods Lane, Holladay, Utah 84121, Parcel # 22-14-326-021**.

1. The "Assignors" hereby warrant that each of the payments due under the promissory note have been made as promised.
2. The "Assignors" warrants that it is under no legal constraint or disability that would prevent the assignment and conveyance set forth herein.
3. The "Assignors" warrant that they own the interest in the Trust Deed Note and Deed of Trust and are aware of no third-party claims to their ownership rights.
4. The "Assignors" agree to sign or execute any other documents which may be required to further the purpose and intent of this Assignment.
5. The parties agree to the following terms: 1. That this assignment shall not be enforceable or binding until **James Andrew Laudie** has funded **\$11,000.00** to Assignor and 2. That American Loans Inc continues to act as the servicer of the Note.

ACCOMMODATION RECORDING ONLY,  
TITLE GUARANTEE MAKES NO REPRESENTATION  
AS TO CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCY  
OR EFFECTS OF DOCUMENT.

6. The Deed of Trust affects properties located in **Salt Lake County**, State of Utah, evidencing a lien on the properties identified as **5811 S Tolgate Woods Lane, Holladay, Utah 84121, Tax Parcel#: 22-14-326-021**.
7. **James Andrew Laudie** agrees that he has relied solely upon an independent investigation made by him with respect to the value of the property effected by the Deed of Trust no additional oral or written representation has been made to him.
8. **NOTICE:** This is a mortgage subject to special rules under the Federal Truth in Lending Act. Purchasers or assignees of this mortgage could be liable for all claims and defenses with respect to the mortgage that the consumer could assert against the creditor.

Assignor:

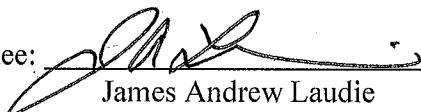


JL Llavina  
American Loans  
By: JL Llavina

Date:

5/17/2025

Assignee:



James Andrew Laudie

Date:

4/17/25

State of Utah

County of

Salt Lake

On the 17th day of April 2025 personally appeared before me, JL Llavina the signer(s) of the above instrument, who duly acknowledged to me that they executed the same.

My commission expires:

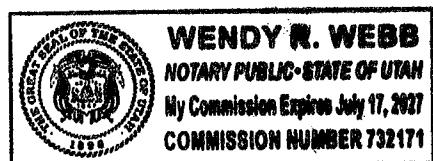
July 17, 2027

Notary Public



Wendy N. Webb

Residing at Davis



## EXHIBIT A

### Legal Description

A tract of land located in the Southwest corner of Section 14, Township 2 South, Range 1 East, Salt Lake Base and Meridian. Said tract of land being more particularly described as follows:

Beginning at a point on the southerly right of way line of Tolgate Woods Lane, said point being North 89°56'40" East 1580.66 feet from the West Quarter corner of Section 14, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 89°56'40" East 77.77 feet to a point on the westerly right of way line of Interstate 15; thence along said westerly right of way line the following three (3) courses: 1) South 01°39'08" West 308.94 feet; 2) South 02°14'11" West 83.87 feet; 3) South 03°18'49" East 290.52 feet to a point on an existing chain link fence; thence North 58°28'00" West 92.60 feet along said chain link fence to a point on the Easterly right of way line of 2930 East Street as shown on the dedication plat of 5800 South & 2930 East Streets, recorded on February 13, 1952 in Book M, at Page 52 at the Office of the Salt Lake County Recorder; thence North 00°18'43" West 634.16 feet along said Easterly right of way line to the point of beginning.

Tax Parcel No.: 22-14-326-021