

14388001 B: 11573 P: 2095 Total Pages: 2  
05/22/2025 12:27 PM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: VISIONET SYSTEMS  
111 TECHNOLOGY DR PITTSBURGH, PA 152751005

This Instrument Prepared By, Recording Requested By  
and Return To:  
ALEXYS RIGGINS  
PNC BANK, N.A.  
c/o VISIONET SYSTEMS INC.  
111 TECHNOLOGY DRIVE  
PITTSBURGH, PA 15275  
VOICE: 1-(412) 927-0226

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**ASSIGNMENT OF DEED OF TRUST**

ORDER #: 863666  
MIN #: 10122760000443275 MERS PHONE #: 1-888-679-6377

Recording District: SALT LAKE COUNTY

For value received, the undersigned, hereby assign and transfer to: **PNC BANK, NATIONAL ASSOCIATION** located at **3232 NEWMARK DRIVE, MIAMISBURG, OH 45342**, all of its right, title and interest under that certain **DEED OF TRUST** executed by:

Borrower: **JOSEPH KALUBA AND BERIHANE KALUBA HUSBAND AND WIFE AS JOINT TENANTS**

To **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TRIUMPH MORTGAGE, A DIVISION OF TRIUMPH BANK, ITS SUCCESSORS AND ASSIGNS** whose address is **P.O. BOX 2026, FLINT, MI 48501-2026** in the amount of: **\$250,400.00**, dated **JULY 27, 2020**, recorded **AUGUST 10, 2020** as Instrument No.: **13354920** in Book/Volume: **10995** Page: **3707** of the Official Records of **SALT LAKE COUNTY, UTAH** describing the land therein:

Property Address: **5106 W LAURESTON WAY, HERRIMAN, UTAH 84096**

Tax Parcel ID: **26-36-203-012**

Legal Description: **SEE EXHIBIT A**

Dated: **MAY 20, 2025**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TRIUMPH MORTGAGE, A DIVISION OF TRIUMPH BANK, ITS SUCCESSORS AND ASSIGNS**



**ALYSSA M. GRAHAM**  
**VICE PRESIDENT**

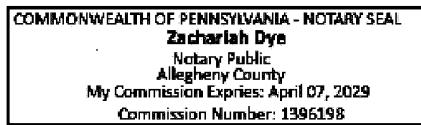
State of **PENNSYLVANIA**  
County of **ALLEGHENY**

On **MAY 20, 2025** before me, **ZACHARIAH DYE** the undersigned, a Notary Public in and for the State of **PENNSYLVANIA**, personally appeared **ALYSSA M. GRAHAM, VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TRIUMPH MORTGAGE, A DIVISION OF TRIUMPH BANK, ITS SUCCESSORS AND ASSIGNS** personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that for her signature on the instrument the person, or the entity upon behalf of which she acted, executed the instrument.



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**ZACHARIAH DYE**, Notary Public in and for the  
State of **PENNSYLVANIA**  
My Commission Expires: **04/07/2029**  
My County of Residence: **ALLEGHENY**



## **EXHIBIT A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

LOT A-TH13-45, HERRIMAN TOWNE CENTER PLAT A-PHASE 1 OF LOT 5 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

SUBJECT PROPERTY ADDRESS: 5106 WEST LAURESTON WAY, HERRIMAN, UTAH 84096

PARCEL ID: 26-36-203-012