

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

14411036 B: 11586 P: 6709 Total Pages: 2  
07/17/2025 03:13 PM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: HALLIDAY, WATKINS & MANN, P.C.  
376 EAST 400 SOUTH, SUITE 300 SALT LAKE CITY, UT 84111

FILE #: UT26653

## APPOINTMENT OR SUBSTITUTION OF TRUSTEE

NOTICE IS HEREBY GIVEN, that the law firm of Halliday, Watkins & Mann, P.C., 376 East 400 South, Suite 300, Salt Lake City, UT 84111, is hereby appointed Trustee under that certain written Trust Deed dated September 25, 2015, executed by Susan Basmajian aka Susan L. Basmajian and Thomas Basmajian aka Thomas D. Basmajian, as Trustors, in which Wells Fargo Bank N.A. was named as Beneficiary, and Founders Title Company as Trustee, and filed for record in the office of the County Recorder of Salt Lake County, State of Utah, on September 30, 2015, as Entry No. 12142215, in Book 10366, at Page 906-927, of Official Records.

Said real property is situated in Salt Lake County, State of Utah, and more particularly described as follows:

See Attached Exhibit "A"

TAX # 22-10-453-007

The Beneficiary ratifies and confirms any action taken on the Beneficiary's behalf by the herein appointed Trustee prior to the recording of the Appointment or Substitution of Trustee.

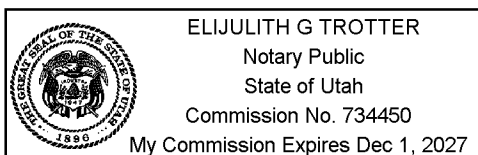
Dated 07/17/2025

Wells Fargo Bank N.A., Beneficiary, by Halliday, Watkins & Mann, P.C., its Attorney-in-Fact

By: Jessica Oliveri  
Printed Name: Jessica Oliveri  
Its: Authorized Officer

State of Utah )  
 )  
County of Salt Lake )

The foregoing instrument was acknowledged before me this 07/17/2025, by Jessica Oliveri, an authorized officer of Halliday, Watkins & Mann, P.C., as attorney-in-fact for Wells Fargo Bank N.A.



Elijulith G Trotter  
Notary Public

Remotely Notarized with audio/video via  
Simplifile

### **Exhibit "A"**

Beginning at a point 66 feet East and South 80° East 137.7 feet from the Quarter Corner common to Sections 10 and 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 80° East 183.7 feet; thence North 4°40'20" West 277.4 feet, more or less, to South boundary line of Bamberger Tract as described in that certain Warranty Deed dated May 08, 1929, and recorded In Book 55, Pages 199-200, in the office of the County Recorder of said County; thence North 77°52' West 247.0 feet along said boundary line; thence South 1°49' West 107.4 feet; thence South 28°16' East 141.35 feet; thence South 43° East 38.3 feet; thence South 10° West 37.2 feet, to the point of beginning.

Together with a non-exclusive right of way over: beginning North 33 feet; North 76° West 213.2 feet to center of County Road; North 17°45' East along center of said road 267.69 feet, more or less, to the south boundary of the Bamberger Tract herein before mentioned from the Southeast Corner of the Southwest Quarter of Section 10, Township 2 South, Range 1 East, aforesaid, and running thence South 77°52' East along the said South line of the Bamberger Tract, 443.8 feet, more or less, to the Northeast Corner of the property herein before described; thence South 4°40'20" East 12.04 feet; thence North 77°52' West 444.79 feet, more or less, to center of said road; thence North 17°45' East 12.05 feet; more or less, to the point of beginning. Being a 12.1 foot wide right of way entering into Cottonwood Lane.

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