

AFTER RECORDING, MAIL TO:

Daniel C. Dansie
KIRTON McCONKIE
50 E. South Temple, Suite 400
Salt Lake City, UT 84111

Loan No. B13436

14418508 B: 11590 P: 9309 Total Pages: 4
08/05/2025 12:24 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: KIRTON & McCONKIE
36 SOUTH STATE STREET, SUITE 1SALT LAKE CITY, UT 84111

SUBSTITUTION OF TRUSTEE

(Salt Lake County Tax Parcel No. 22-11-251-001)

Pursuant to Utah Code § 57-1-22, **DANIEL C. DANSIE**, a member of the Utah State Bar, whose address is 50 E. South Temple, Suite 400, Salt Lake City, Utah 84111, is hereby appointed as Successor Trustee under that certain *Deed of Trust, Security Agreement, Fixture Filing, and Assignment of Leases and Rents* ("**Deed of Trust**") dated August 19, 2024, and recorded in the office of the Salt Lake County Recorder, State of Utah, on August 23, 2024, as Entry No. 14279636. The Deed of Trust was executed by **TKMS REAL ESTATE LLC**, 16157 S. Coupler Ln., Bluffdale, UT 84065, as Trustor, and named **BOOMERANG FINANCE SUB-REIT, LLC**, whose address is 2152 S. Vineyard #105, Mesa, Arizona 85210, as the original beneficiary. The Deed of Trust named **GT TITLE**, as original Trustee. The beneficial interest under the Deed of Trust was assigned to **BFSR5, LLC** ("**Beneficiary**"), whose address is 2152 S. Vineyard #105, Mesa, Arizona 85210, by virtue of an *Assignment of Deed of Trust* dated September 10, 2024, and recorded in the office of the Salt Lake County Recorder on September 10, 2024, as Entry No. 14286343. The Deed of Trust secures obligations owed by Trustor to Beneficiary under a *Commercial Promissory Note* ("**Note**") dated August 19, 2024, in the original principal amount of \$799,000.00. The Deed of Trust encumbers that certain real property located in Salt Lake County, Utah, having a street address of 4821 S. Fortuna Way, Millcreek, Utah 84124, and more fully described as follows:

*See legal description attached hereto as **Exhibit A** and incorporated herein by reference.*

The undersigned Beneficiary hereby ratifies and confirms any actions taken on behalf of the Beneficiary's behalf by the Successor Trustee prior to the recordation of this instrument.

DATED this 5 day of August, 2025.

BENEFICIARY
BFSR5, LLC

By: 

Name: Christopher Morahan

Title: Senior Vice President

[Notary Acknowledgment Follows.]

STATE OF ARIZONA)
 :SS.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 5 day of August,
2025, by Christopher Marohn, as Senior Vice President of BFSR5, LLC.



NOTARY PUBLIC

SEAL



VANESSA M. WATSON
Notary Public - Arizona
Maricopa Co. / #686516
Expires 05/14/2029

Exhibit A
(Legal Description)

Tax Parcel Number: 22-11-251-001

Property Description:

LOT 83, OAKCLIFF PARK NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.