

14456192 B: 11612 P: 6095 Total Pages: 4
10/28/2025 04:37 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TITLE GUARANTEE - RIVER PARK
10757 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840953521

RECORDING REQUESTED AND
WHEN RECORDED RETURN TO:

ABC LENDING SOLUTIONS
PO BOX 95416
South Jordan, UT 84095

APN(s): 22-16-404-010

TG FILE# 54095-MM

ASSIGNMENT OF DEED OF TRUST

This ASSIGNMENT OF DEED OF TRUST (this "Assignment") is made and entered into as of the **16th day of october 2025**, by and between **ABC LENDING SOLUTIONS**, whose address is PO BOX 95416 South Jordan, Utah 84095 ("Assignor") and **4TH STREET CAPITAL PARTNERS LLC AS TO A 95% INTEREST AND ABC LENDING SOLUTIONS AS TO A 5% INTEREST** Whose address is 3518 W SOJO DR #210 South Jordan UT 84095 ("Assignee").

W I T N E S S E T H:

That for good and valuable consideration, Assignor does hereby assign, sell, convey, set over and deliver to Assignee all of Assignor's right, title, and interest in and to a certain Deed of Trust made by **284 MINT LLC** ("Borrower") to **TITLE GUARANTEE, A TITLE INSURANCE AGENCY, LLC**, a Utah limited liability company, as Trustee for the benefit of Assignor (as the "**Lender**" named therein) dated as of **OCTOBER 16TH 2025** and recorded in the official records of **SALT LAKE COUNTY** the real property more particularly described in **EXHIBIT "A"** attached hereto and made a part hereof. The foregoing assignment is made subject to, and in connection with, that certain Loan Servicing Agreement between Assignor and Assignee. Accordingly, and notwithstanding the foregoing assignment, Assignor shall continue to service the loan secured by the Deed of Trust, and Assignor shall be authorized to: (i) issue payoff statements concerning such loan; (ii) collect payoff funds/proceeds; and (iii) execute and deliver a reconveyance of the Deed of Trust, for and on behalf of Assignee as its duly authorized loan

servicer. Assignee, by accepting the foregoing assignment, shall be deemed to have consented to the same, and shall hold any subsequent lender, purchaser, and/or title company harmless for relying on such payoff statements issued by Assignor.

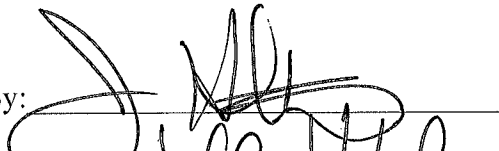
For pay-off requests and reconveyances please contact:

c/o ABC Lending Solutions
PO BOX 95416
SOUTH JORDAN UT 84095
(801) 801-808-3997
Jhutch42@gmail.com

WITNESS, this Assignment has been duly executed as of the day and year first above written.

ASSIGNOR:

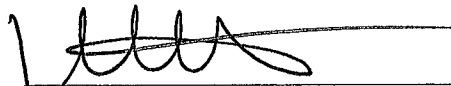
ABC LENDING SOLUTIONS

By: 
Name: Jeff Hutchings
Title: Authorized signatory

STATE OF UTAH)
)
) :ss.
COUNTY OF SALT LAKE)

I, Mitchell James Montgomery (Name of officer taking acknowledgment),
Escrow officer (Official title of officer taking
acknowledgment) certify that Jeff Hutchings personally
came before me this day and acknowledged that he is the authorized signatory of **ABC LENDING SOLUTIONS**, and that by authority duly given and as the act of the national banking association, the foregoing instrument was signed in its name by its authorized signatory and attested by himself as its authorized signatory.

Witness my hand and official seal, this the 16 day of October, 2025.


Notary Public

[SEAL]:

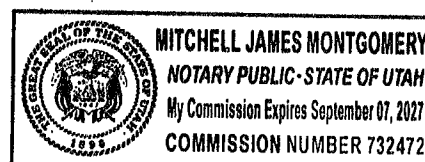


EXHIBIT A

LEGAL DESCRIPTION

Unit No. 9, in Building E-1, contained within Monte Carlo, a Condominium Project, as shown in the Record of Survey Map recorded August 11, 1971, as Entry No. 2402739, in Book JJ, at Page 68, and Amended by Record of Survey Map filed for record as Entry No. 2491929, in Book MM of Plats at Page 66, in the Official Records of the Salt Lake County Recorder, State of Utah (as said Plat may have heretofore been amended and or supplemented) and in the Declaration of Condominium of Monte Carlo, a Condominium Project, recorded August 11, 1971, as Entry No. 2402740, in Book 2987, at Page 114, and the Amendment to the Declaration filed for record as Entry No. 2491930, in Book 3176, at Page 362, in the official records of the Salt Lake County Recorder, State of Utah (as said Declaration may have heretofore been amended and or supplemented).

Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (c) The nonexclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax Serial No. 22-16-404-010