

UTAH
COUNTY OF SALT LAKE
LOAN NO.: 1701099744

14480768 B: 11627 P: 1064 Total Pages: 2
12/24/2025 08:17 AM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN MORTGAGE SOLUTIONS
3 FIRST AMERICAN WAYSANTA ANA, CA 92707

WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE
SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402, PH. 208-528-9895
PARCEL NO. 34-06-253-041-0000 AND 34-06-253-
017-0000



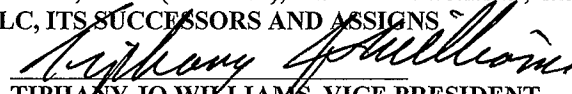
ASSIGNMENT OF DEED OF TRUST

FOR VALUABLE CONSIDERATION, the receipt thereof is hereby acknowledged, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, without recourse, representation or warranty, expressed or implied does hereby assign to DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, located at 1417 N MAGNOLIA AVE, OCALA, FL 34475, Assignee, its successors and assigns, all of Assignor's rights, title and interest accrued or to accrue under that certain Deed of Trust described below.

Said Deed of Trust dated NOVEMBER 08, 2021 executed by DIEN HADROVIC, A SINGLE MAN, SOLE OWNER, Trustor, to FIRST AMERICAN TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on NOVEMBER 08, 2021 in Book 11266 at Page 841 as Entry No. 13818578 in the County Recorder's records for SALT LAKE County, State of UTAH and covering real property situated in said county described as follows:

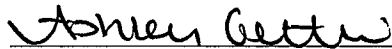
SEE ATTACHED LEGAL DESCRIPTION

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on DECEMBER 18, 2025. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS

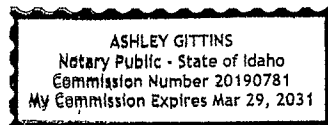

TIPHANY JO WILLIAMS, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On DECEMBER 18, 2025, before me, ASHLEY GITTINS, personally appeared TIPHANY JO WILLIAMS known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



ASHLEY GITTINS (COMM. EXP. 03/29/2031)
NOTARY PUBLIC



LEGAL DESCRIPTION

PARCEL 1:

COMMENCING 423.50 FEET EAST FROM THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 75 FEET; THENCE NORTH 173.25 FEET; THENCE WEST 75 FEET; THENCE SOUTH 173.25 FEET TO BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF 13800 SOUTH STREET.

ALSO LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED TO DRAPER CITY, BY DEED OF DEDICATION AND ACCEPTANCE DOCUMENT RECORDED APRIL 08, 2019 AS ENTRY NO. 12964114 IN BOOK 10767 AT PAGE 8319 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°59'57" WEST 2143.74 FEET TO THE POINT OF BEGINNING; THENCE WEST 75.00 FEET; THENCE NORTH 33.04 FEET; THENCE NORTH 89°59'57" EAST 75.00 FEET; THENCE SOUTH 33.04 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING 498.5 FEET EAST FROM THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 10 FEET; THENCE NORTH 10.5 RODS, THENCE WEST 10 FEET; THENCE SOUTH 10.5 RODS TO BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF 13800 SOUTH STREET.