

When recorded mail to:
Boman Companies, LLC
P.O. Box 2
Draper, UT 84020
Loan No.: 14165S

ENT 179265:2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Oct 21 11:18 AM FEE 40.00 BY JG
RECORDED FOR Title One
ELECTRONICALLY RECORDED

ASSIGNMENT OF TRUST DEED

FOR VALUABLE CONSIDERATION, **SourceOne Financial, Inc.** hereby assigns to Boman Companies, LLC a One Hundred percent (100%) undivided beneficial interest and all proportionate rights accrued or to accrue under that certain Trust Deed, together with the indebtedness secured thereby, which Trust Deed is dated October 11, 2021, and was executed by Wes B. Ostler, as Trustor, to Skyline Title, LLC as Trustee with SourceOne Financial, Inc. as Beneficiary, and was recorded October 15, 2021, as Entry No. 176578:2021 Pg 1 of 5 of Official Records in the County Recorder's office of UTAH County, Utah, describing real property therein as follows:

A portion of Lot 10, Plat "A", and a portion of Lot 1, Plat "B", Mountain Air Estates Subdivision, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah, more particularly described as follows:

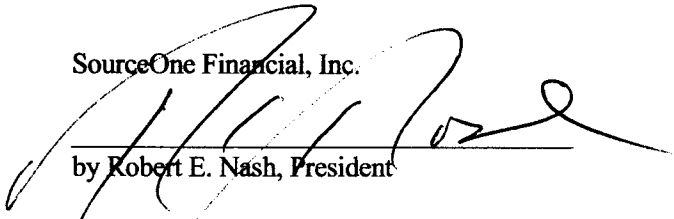
Beginning at a point located North 89°35'38" East along the Section line 653.92 feet and South 0°11'24" East 404.82 feet from the North quarter corner of Section 16, Township 7 South, Range 4 East, Salt Lake Base and Meridian; thence North 83°44'28" East 1,045.82 feet to the Westerly right-of-way line of Hobble Creek Canyon Road; thence along said right-of-way the following 12 (twelve) courses: South 27°06'00" West 17.21 feet; thence along the arc of a 1,028.00 foot radius curve to the left 89.37 feet through a central angel of 4°58'52" (chord: South 24°36'34" West 89.34 feet); thence South 22°07'08" West 60.64 feet; thence along the arc of a 1,972.00 foot radius curve to the right 123.25 feet through a central angel of 3°34'52" (chord: south 23°54'34" West 123.23 feet) to a point of reverse curvature; thence along the arc of a 228.00 foot radius curve to the left 117.86 feet through a central angel of 29°37'00" (chord: South 10°53'30" West 116.55 feet); thence South 3°55'00" East 90.36 feet; thence along the arc of a 272.00 foot radius curve to the right 164.10 feet through a central angel of 34°34'00" (chord: South 13°22'00" West 161.62 feet); thence South 30°39'00" West 177.14 feet; thence along the arc of a 1,528.00 foot radius curve to the left 208.02 feet through a central angel of 7°48'00" (chord: South 26°45'00" West 207.86 feet); thence South 22°51'00" West 313.09 feet; thence along the arc of a 628.00 foot radius curve to the left 100.84 feet through a central angel of 9°12'00" (chord: South 18°15'00" West 100.73 feet); thence South 13°39'00" West 103.00 feet to the Southeast corner of said Lot 10; thence North 39°06'00" West 125.04 feet; thence North 89°57'09" West 614.92 feet, the previous 2 (two) courses along the South line of said Lot; thence South 84°51'50" West 1,110.18 feet; thence North 976.60 feet; thence South 89°57'10" East along said Lot 917.37 feet; thence South 3°25'22" East along said Lot 95.47 feet; thence South 89°40'48" East along said Lot 370.70 feet; thence North 0°11'24" West along said Lot 458.87 feet to the point of beginning.

Parcel No.: 46-408-0013

Property Address: 944 South Left Fork Hobble Creek Canyon Road
Springville, Utah 84663

Dated: This 18 day of October, 2021

SourceOne Financial, Inc.



by Robert E. Nash, President

STATE OF UTAH)
COUNTY OF Utah : ss.)

On the 18th day of October, 2021, personally appeared before me Robert E. Nash, who being duly sworn, says that he is the President of SourceOne Financial, Inc., the corporation that executed the **foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors)** and said Robert E. Nash acknowledged to me that said corporation executed the same.



Notary Public

