

**Recorded at the request of:**

Michael R. Johnson (Utah Bar No. 7070)  
RAY QUINNEY & NEBEKER P.C.  
36 South State Street, Suite 1400  
Salt Lake City, Utah 84111

**SUBSTITUTION OF TRUSTEE**

The undersigned, as the present holder of all indebtedness secured by the trust deed lien described below (the “**Beneficiary**”), hereby appoints Michael R. Johnson, a licensed attorney and member of the Utah State Bar Association practicing with Ray Quinney & Nebeker P.C. at 36 South State Street, Suite 1400, Salt Lake City, Utah 84111, as successor trustee (hereinafter, the “**Trustee**”) under that certain *Line of Credit Trust Deed (Open End Credit—Future Advances are Secured by this Trust Deed)*, dated April 14, 2022, executed by Brian Kunz, a married man, as Grantor, in which Capital Community Bank was named as original Trustee and Beneficiary, and recorded on April 20, 2022, as Filing No. 49061:2022, in the official records of Utah County, State of Utah, as amended by that certain *Modification Agreement—Deed of Trust*, dated August 17, 2022, executed by Brian Kunz, a married man, as Grantor, in which Capital Community Bank was named as Lender and Beneficiary, and recorded on August 24, 2022, as Filing No. 94072:2022 in the official records of Utah County, State of Utah (collectively, the “**Trust Deed**”). The real property affected thereby is described as follows:

Lot 17, Plat “B”, THE RANCH AT WESTFIELD PARK SUBDIVISION, according to the official plat thereof, as recorded in the office of the Utah County Recorder, Utah County, State of Utah. Less and Excepting therefrom the following: Commencing at the Northwest corner of Lot 18, Plat “B”, The Ranch at Westfield Park Subdivision according to the official plat thereof filed on July 5, 1994 as Entry No. 55073, Utah County Recorder’s Office, said point being 490.74 feet North 00°01'35" East and 180.89 feet East of the East Quarter Corner of Section 26, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 43°53'38" West 360.08 feet; thence North 40°04'42" East 352.19 feet; thence 25.00 feet along a 227.00 foot radius curve to the left (chord bearing South 66°24'35" East 24.99 feet) to the point of beginning.

For informational purposes only, the trust property or its address is purportedly known as approximately 769 West Ranch Circle, Alpine, UT 84004. The parcel identification number for the real property is purported to be 51-238-0034.

The undersigned, as authorized agent for Beneficiary, hereby expressly ratifies and confirms any and all actions taken by the Trustee on Beneficiary’s behalf prior to the recording of this Substitution of Trustee.

DATED this 13<sup>th</sup> day of March, 2025.

## CAPITAL COMMUNITY BANK

By: Jeff Wright  
Its: Vice President

STATE OF UTAH Utah )  
COUNTY OF UTAH Utah )ss:

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of March, 2025, by Jeff Wright, in his capacity as Vice President of Capital Community Bank, which entity is the Beneficiary of the Trust Deed referred to above.



  
NOTARY PUBLIC