

UTAH
COUNTY OF UTAH

ENT 1955:2024 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jan 11 10:19 AM FEE 40.00 BY LT
RECORDED FOR First American Mortgage Sol
ELECTRONICALLY RECORDED

[FESTIN]

WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE
SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402, PH. 208-528-9895

PARCEL NO. 45:702:0423



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 **ALLIED FIRST BANK, SB DBA SERVBANK, 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 **ALLIED FIRST BANK, SB DBA SERVBANK**, located at **3138 E. ELWOOD ST, PHOENIX, AZ 85034**, 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 **MARCH 14, 2022** executed by **ZACHARY FESTIN, A MARRIED MAN**, Trustor, to **PROSPECT TITLE INSURANCE AGENCY, LLC**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR **SECURITY HOME MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded as Entry No. **33517:2022** in the County Recorder's records for **UTAH** County, State of **UTAH** and covering real property situated in said county described as follows:

LEGAL DESCRIPTION: LOT 423, THE LANDING AT EAGLE MOUNTAIN PHASE A - PLAT 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **JANUARY 09, 2024**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ALLIED FIRST BANK, SB DBA SERVBANK, ITS SUCCESSORS AND ASSIGNS


AMY COLVIN, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **JANUARY 09, 2024**, before me, **KATIE OLSON**, personally appeared **AMY COLVIN** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, **AS BENEFICIARY, AS NOMINEE FOR ALLIED FIRST BANK, SB DBA SERVBANK, 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.


KATIE OLSON (COMM. EXP. 02/26/2027)
NOTARY PUBLIC

