

Substitution of Trustee Page 1 of 2
Gary Christensen Washington County Recorder
08/26/2024 11:31:29 AM Fee \$40.00 By DENTONS
DURHAM JONES PINEGAR - ST. GEORGE

WHEN RECORDED MAIL TO:

Michael A. Day
DENTONS DURHAM JONES PINEGAR
192 East 200 North, 3rd Floor
St. George, UT 84770

Tax Parcel No.: SG-STGC-704

SUBSTITUTION OF TRUSTEE

Michael A. Day, an active member of the Utah State Bar, whose address is 192 East 200 North, 3rd Floor, St. George, Utah 84770, is hereby appointed as Successor Trustee (the "Trustee") under the Purchase Money Trust Deed ("Trust Deed") executed by Devin Kelly, as Trustor, in which Terra Title Company is Trustee, and Craig Francom is the Beneficiary, and which was filed for record on September 14, 2018, as DOC ID 20180037755, official records of Washington County, State of Utah.

The real property that is the subject of the Trust Deed is located in Washington County, State of Utah, and is more particularly described as follows:

Unit 704, SPRINGTREE GARDENS CONDOMINIUMS, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TOGETHER WITH an Undivided Interest in the Common Areas as set forth in the Covenants, Conditions and Restrictions and on the Official Plat(s) thereof.

TOGETHER WITH all improvements and appurtenances thereunto belonging (collective the "Property").

SUBJECT TO easements, restrictions, rights of way and reservations currently appearing of record and those enforceable in law and equity

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with the Property, or any part thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits.

The duties and obligations of the Trustee shall be determined by the express provisions of the Trust Deed and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in the same, and no implied covenants or obligations shall be read against the Trustee.

[signature page follows]

DATED August 19, 2024.

BENEFICIARY:

By: Craig Francom
Craig Francom

STATE OF UTAH)
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me the 19th day of August, 2024, by Craig Francom, as Beneficiary.

Diana Mach
NOTARY PUBLIC

My commission expires: MAY 27, 2025

