

Assignment of Trust Deed Page 1 of 2
 Gary Christensen Washington County Recorder
 12/02/2024 04:06:17 PM Fee \$40.00 By SCALLEY
 READING BATES HANSEN & RASMUSSEN, P.C.

ELECTRONICALLY RECORDED FOR:

Scalley Reading Bates Hansen and Rasmussen, P.C.
 Attn: Marlon L. Bates
 15 West South Temple, Suite 600
 Salt Lake City, Utah 84101
 Prepared by: DMS
 MIN No. 100121403600477267
 MERS phone # (888) 679-6377
 MERS address: P.O. Box 2026, Flint, MI 48501-2026
 Trustee No. 27050-684F
 Parcel No. LV-28-A

Assignment of Deed of Trust

For valuable consideration the undersigned, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mountain America Federal Credit Union, its successors and assigns, of P.O. Box 2026, Flint, MI 48501-2026, hereby gives notice that it assigned and transferred all of its rights, title, and interest under the RESPA Deed of Trust described below to Mountain America Federal Credit Union, assignee, of 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047. The RESPA Deed of Trust, dated November 21, 2017, was executed by Jeremy Peer and Linda Moore, as joint tenants as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mountain America Federal Credit Union, its successors and assigns is named as beneficiary, and Southern Utah Title Company is appointed trustee, which had an original amount of \$142,373.00, and filed for record on November 22, 2017, and recorded as Entry No. 20170047523, Records of Washington County, Utah. This Assignment of Deed of Trust affects the property located at 161 North 60 East, La Verkin, Utah 84745, in Washington County, State of Utah, and is described more specifically as follows:

SEE ATTACHED EXHIBIT "A"

DATED this 27 day of November, 2024.

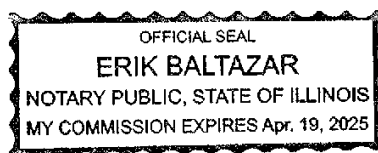
Mortgage Electronic Registration Systems, Inc., as
 beneficiary, as nominee for Mountain America Federal Credit
 Union, its successors and assigns



By: Christopher Miranda
 Its: Vice President

STATE OF Illinois)
) ss
 COUNTY OF Lake)

The foregoing instrument was acknowledged before me this 27th day of Nov., 2024, by
Christopher Miranda, the Vice President of Mortgage Electronic Registration Systems,
 Inc., as beneficiary, as nominee for Mountain America Federal Credit Union, its successors and assigns.




 NOTARY PUBLIC Erik Baltazar

EXHIBIT "A"

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY LINE OF 60 EAST STREET, A LA VERKIN CITY STREET, SAID POINT BEING NORTH 00°15'15" WEST 113.00 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 9, LA VERKIN TOWN SITE RE-SURVEY, AND RUNNING THENCE NORTH 00°15'15" WEST 85.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 9; THENCE SOUTH 89°46'00" WEST 118.00 FEET ALONG NORTH LINE OF SAID LOT 1, BLOCK 9; THENCE SOUTH 00°15'15" EAST 85.00 FEET; THENCE NORTH 89°46'00" EAST 118.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID 60 EAST STREET AND THE POINT OF BEGINNING.