

Substitution of Trustee Page 1 of 1

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 & RASMUSSEN, P.C.Attn: Marlon L. Bates
15 West South Temple, Ste 600
Salt Lake City, Utah 84101
Trustee No. 27050-684F
Parcel No. LV-28-ASUBSTITUTION OF TRUSTEE

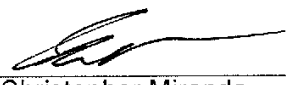
Scalley Reading Bates Hansen & Rasmussen, P.C., 15 West South Temple, Ste 600, Salt Lake City, Utah 84101, is hereby appointed successor trustee under the RESPA Deed of Trust executed by Jeremy Peer and Linda Moore, as joint tenants as trustor(s), in which Mortgage Electronic Registration Systems, Inc., 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, and filed for record on November 22, 2017, and recorded as Entry No. 20170047523, Records of Washington County, Utah.

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.

The beneficiary hereby ratifies and confirms all actions taken on the beneficiary's behalf by the new trustee prior to the recording of the Substitution of Trustee.

DATED this 27 day of NOVEMBER, 2024.

Mountain America Federal Credit Union


By: Christopher Miranda
Its: Vice President

STATE OF Illinois)
)
COUNTY OF Lake)

The foregoing instrument was acknowledged before me this 27th day of November, 2024, by Christopher Miranda, the Vice President of Mountain America Federal Credit Union.


NOTARY PUBLIC Erik Baltazar

Trustee No. 27050-684F SRB SOT.docx
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