

Assignment of Trust Deed Page 1 of 3  
 Gary Christensen Washington County Recorder  
 02/21/2025 08:05:04 AM Fee \$40.00 By  
 JPMORGANCHASE - EP4

**Record and Return To:**  
 JPMorganChase - eP4  
 700 Kansas Lane  
 MC 8000  
 Monroe, LA 71203

**Prepared By:**  
**Sandy L Carter**  
 JPMorganChase - eP4  
 700 Kansas Lane  
 MC 8000  
 Monroe, LA 71203  
 (318)432-6157

MIN: 100138201101017991  
 MERS Phone #: (888) 679-6377  
 MERS Address: P.O. Box 2026, Flint,  
 MI 48501-2026

### ASSIGNMENT OF DEED OF TRUST

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for FIRST COLONY MORTGAGE CORPORATION, its successors and assigns**, P.O. BOX 2026, FLINT, MI 48501-2026, by these presents does convey, assign, transfer and set over to:

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 700 KANSAS LANE MC 8000, MONROE, LA 71203**, the following described DEED OF TRUST, with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust is recorded in the **Washington County, UT** Official Records.

Original Trustor/Grantor: **ERIC SMITH AND BROOKE SMITH, HUSBAND AND WIFE**

Original Trustee: **OLD REPUBLIC TITLE**

Original Beneficiary: **Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for FIRST COLONY MORTGAGE CORPORATION, its successors and assigns**

Dated: **10/07/2020** Recorded: **10/08/2020** Instrument: **20200056062** in **Washington County, UT** Loan

Amount: **\$510,400.00**

Property Address: **2378 E 3860 S, ST GEORGE, UT 84790**

Parcel Tax ID: **SG-MVF-3-29**

Legal: **SEE ATTACHED EXHIBIT A**

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective  
FEB 11 2025.

**Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for FIRST COLONY MORTGAGE CORPORATION, its successors and assigns**

By: Sandy L Carter  
 Name: **Sandy L Carter**  
 Title: **Assistant Secretary**



STATE OF Louisiana }  
PARISH OF Ouachita } S.S.

On FEB 11 2025, before me appeared **Sandy L Carter**, to me personally known, who did say that s/he/they is (are) the **Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for FIRST COLONY MORTGAGE CORPORATION, its successors and assigns** and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).

Witness my hand and official seal.



Notary Public: Eva Reese  
My Commission Expires: Lifetime  
Commission #: 17070

Eva Reese  
Ouachita Parish, Louisiana  
Lifetime Commission  
Notary Public ID# 17070



**EXHIBIT A**

File No.: 2049268LD

**LEGAL DESCRIPTION**

Lot 29, MEADOW VALLEY FARMS - PHASE 3, according to the official plat thereof, on file and of record in the office of the Washington County Recorder, State of Utah.

The following is for informational purposes only:  
Tax ID No. SG-MVF-3-29