

Assignment of Trust Deed Page 1 of 2
 Gary Christensen Washington County Recorder
 04/25/2025 03:17:35 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: DS

MIN No. 1001214-0360141161-2

MERS phone # (888) 679-6377

MERS address: P.O. Box 2026, Flint, MI 48501-2026

Trustee No. 67152-153F

Parcel No. GLH-17-A-NW

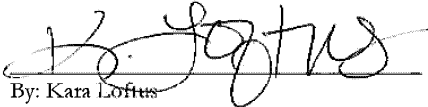
Assignment of Deed of Trust

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 Deed of Trust described below to Mountain America Federal Credit Union, assignee, of 9800 South Monroe Street, Sandy, Utah 84070. The Deed of Trust, dated March 10, 2023, was executed by Patrick D. Osmond, 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 Inwest Title Services Inc. is appointed trustee, and filed for record on March 15, 2023, and recorded as Entry No. 20230006929, Records of Washington County, Utah. This Assignment of Deed of Trust affects the property located at 126 W Bowler Rd, Gunlock, Utah 84733, in Washington County, State of Utah, and is described more specifically as follows:

SEE ATTACHED EXHIBIT "A"

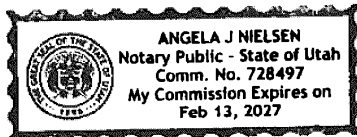
DATED this 22 day of April, 2025.

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


 By: Kara Loftus
 Its: Vice President, Mortgage Lending

STATE OF Utah)
) ss
 COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 22nd day of April, 2025, by Kara Loftus, the Vice President, Mortgage Lending of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mountain America Federal Credit Union, its successors and assigns.



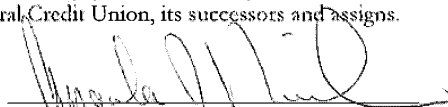

 NOTARY PUBLIC

EXHIBIT "A"

ALL OF LOTS 17, 18, AND 19 OF THE GARDNER-LAKEVIEW HEIGHTS SUBDIVISION, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GARDNER-LAKEVIEW HEIGHTS SUBDIVISION, POINT LIES SOUTH 00°01'30" WEST ALONG THE SECTION LINE 653.88 FEET AND SOUTH 62°30'38" EAST 228.53 FEET, FROM THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 62°30'38" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 471.06 FEET TO THE NORTHWEST CORNER OF LOT 20 SAID SUBDIVISION; THENCE SOUTH 27°29'22" WEST ALONG THE WEST LINE OF SAID LOT 143.16 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOWLER ROAD; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 61°58'45" WEST 78.44 FEET, 2) NORTHWESTERLY ALONG A 35.36 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 39°28'58" WEST A DISTANCE OF 27.06 FEET), CENTER POINT LIES NORTH 28°01'04" EAST THROUGH A CENTRAL ANGLE OF 44°59'55", A DISTANCE OF 27.77 FEET, AND 3) WESTERLY ALONG A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 84°29'37" WEST A DISTANCE OF 92.39 FEET), CENTER POINT LIES SOUTH 73°00'59" WEST THROUGH A CENTRAL ANGLE OF 135°01'12", A DISTANCE OF 117.83 FEET TO THE NORTHEAST CORNER OF LOT 16 SAID SUBDIVISION; THENCE NORTH 62°00'00" WEST ALONG THE NORTH LINE OF SAID LOT 168.53 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 07°02'56" WEST ALONG SAID LINE 200.22 FEET, TO THE POINT OF BEGINNING.