

When recorded mail to:
Zachary Bellows
9105 Yellow Pine Court
Waxhaw, NC 28173
Loan No.: 15630S

Entry #: 00210045 B: 0633 P: 0382
02/27/2025 10:39 AM FEE: \$40.00
Assignment of Trust Deed Page: 1 / 1
Isis Smith, KANE COUNTY RECORDER
BY: TITLE ONE

ASSIGNMENT OF TRUST DEED

FOR VALUABLE CONSIDERATION, SourceOne Financial, Inc. hereby assigns to Zachary Bellows a One Hundred percent (100%) undivided beneficial interest and all proportionate rights accrued or to accrue under that certain Trust Deed, together with the indebtedness secured thereby, which Trust Deed is dated February 13, 2025, and was executed by Benjamin Riley and Lydia Ojuka, husband and wife as joint tenants, as to Parcel 1 and Ben Riley and Lydia Ojuka, as joint tenants with full rights of survivorship, as to Parcel 2, as Trustor, to Cottonwood Title Insurance Agency, Inc. as Trustee with SourceOne Financial, Inc. as Beneficiary, and was recorded February 14, 2025, as Entry No. 00209955 B: 0632 P: 0912 of Official Records in the County Recorder's office of KANE County, Utah, describing real property therein as follows:

PARCEL 1:

BEGINNING AT A POINT 61.0 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 55, PLAT "A", OF THE OFFICIAL SURVEY OF KANAB TOWNSITE, AND RUNNING THENCE NORTH 89°47' EAST 264.0 FEET; THENCE SOUTH 0°13' EAST 157.0 FEET; THENCE SOUTH 89°47' WEST 33.0 FEET; THENCE SOUTH 0°13' EAST 119.5 FEET; THENCE NORTH 89°47' EAST 33.0 FEET; THENCE SOUTH 32.0 FEET; THENCE WEST 71.0 FEET; THENCE SOUTH 66°53'11" WEST 210.16 FEET; THENCE NORTH 0°13' WEST 390.0 FEET TO THE POINT OF BEGINNING.

Tax ID: K-55-3
Property Address: 180 North 400 West, Kanab, Utah 84741

PARCEL 2:

ALL OF LOT 1 AND A FRACTION OF LOT 2, OR OTHERWISE KNOWN AS THE SOUTH HALF OF BLOCK NO. 57, PLAT "A" OF THE OFFICIAL SURVEY OF KANAB TOWNSITE, COUNTY OF KANE.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

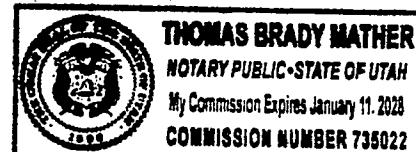
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 57, PLAT "A", OF THE OFFICIAL SURVEY OF KANAB TOWNSITE, AND RUNNING THENCE SOUTH 00°11'47" EAST ALONG THE EAST BOUNDARY OF SAID LOT 1, 150.00 FEET; THENCE SOUTH 89°46'02" WEST 296.50 FEET TO THE WEST BOUNDARY OF SAID BLOCK 57 AND THE LINE BETWEEN SECTIONS 20 AND 21, TOWNSHIP 43 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°00'42" WEST ALONG THE WEST BOUNDARY OF SAID BLOCK 57 AND THE LINE BETWEEN SAID SECTIONS 20 AND 21, 150.00 FEET TO THE EAST-WEST CENTERLINE OF SAID BLOCK 57; THENCE NORTH 89°46'02" EAST ALONG THE EAST-WEST CENTERLINE OF SAID BLOCK 57, 296.02 FEET TO THE POINT OF BEGINNING.

Tax ID No.: K-57-1
Property Address: 211 North 400 West, Kanab, Utah 84741

Dated: This 24 day of February, 2025

SourceOne Financial, Inc.

by Robert E. Nash, President



STATE OF UTAH

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: ss.

COUNTY OF Utah,

On the 24 day of February, 2025, personally appeared before me Robert E. Nash, who being duly sworn, says that he is the President of SourceOne Financial, Inc., the corporation that executed the foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said Robert E. Nash acknowledged to me that said corporation executed the same.

Thomas Brady Mather
Notary Public