

RECORDING REQUESTED AND  
WHEN RECORDED RETURN TO:

ABC LENDING SOLUTIONS  
PO BOX 95416  
South Jordan, UT 84095

APN(s): 17343

### ASSIGNMENT OF DEED OF TRUST

This ASSIGNMENT OF DEED OF TRUST (this “**Assignment**”) is made and entered into as of the 19<sup>th</sup> day of March, 2024, by and between **ABC LENDING SOLUTIONS**, whose address is PO BOX 95416 South Jordan, Utah 84095 (“**Assignor**”) and **G&D CONSULTING LLC [INVESTOR]** whose address is 4263 CHESTUNUT OAK LN LEHI UT 84043 (“**Assignee**”).

### WITNESSETH:

That for good and valuable consideration, Assignor does hereby assign, sell, convey, set over and deliver to Assignee all of Assignor’s right, title, and interest in and to a certain Deed of Trust made by TJC HOME SOLUTIONS LLC (“**Borrower**”) to **TITLE GUARANTEE, A TITLE INSURANCE AGENCY, LLC**, a Utah limited liability company, as Trustee for the benefit of Assignor (as the “**Lender**” named therein) dated as of MARCH 4<sup>th</sup> 2024 and recorded in the official records of SANPETE COUNTY the real property more particularly described in **EXHIBIT “A”** attached hereto and made a part hereof. The foregoing assignment is made subject to, and in connection with, that certain Loan Servicing Agreement between Assignor and Assignee. Accordingly, and notwithstanding the foregoing assignment, Assignor shall continue to service the loan secured by the Deed of Trust, and Assignor shall be authorized to: (i) issue payoff statements concerning such loan; (ii) collect payoff funds/proceeds; and (iii) execute and deliver a reconveyance of the Deed of Trust, for and on behalf of Assignee as its duly authorized loan servicer. Assignee, by accepting the foregoing assignment, shall be deemed to have consented to the same, and shall hold any subsequent lender, purchaser, and/or title company harmless for relying on such payoff statements issued by Assignor.


For pay-off requests and reconveyances please contact:

c/o ABC Lending Solutions  
PO BOX 95416  
SOUTH JORDAN UT 84095  
(801) 801-808-3997  
Jhutch42@gmail.com

WITNESS, this Assignment has been duly executed as of the day and year first above written.

ASSIGNOR:

ABC LENDING SOLUTIONS

By:   
Name: Jeff Hutchings  
Title: Authorized signatory

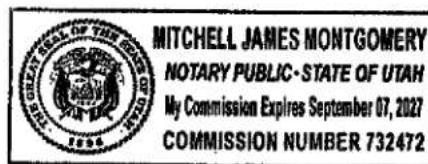
STATE OF UTAH )  
 :ss.  
COUNTY OF SALT LAKE )

I, Mitchell James Montgomery (Name of officer taking acknowledgment),  
Notary Public (Official title of officer taking  
acknowledgment) certify that Jeff Hutchings personally  
came before me this day and acknowledged that he is the authorized signatory of **ABC LENDING**, and that by authority duly given and as the act of the national banking association, the foregoing instrument was signed in its name by its authorized signatory and attested by himself as its authorized signatory.

Witness my hand and official seal, this the 22 day of March, ~~201~~<sup>2024</sup> im

  
\_\_\_\_\_  
Notary Public

[SEAL]:



**Exhibit "A"**  
**Property Description**

Beginning 13.27 rods West from the Southeast corner of Block 52, Plat "A", Spring City Survey; thence North 155 feet; thence West 123.84 feet; thence South 155 feet; thence East 123.84 feet to the point of beginning. Being in Lots 1 and 2.

Situated in Sanpete County, State of Utah.

Tax Serial No. 0000017343