

**Record and Return To:**

Velocity Commercial Capital, LLC, a  
California Limited Liability Company  
30699 Russell Ranch Rd  
Ste 295  
Westlake Village, California 91362

**Prepared By:**

**Velocity Commercial Capital, LLC, a  
California Limited Liability Company**  
Velocity Commercial Capital, LLC, a  
California Limited Liability Company  
30699 Russell Ranch Rd  
Ste 295  
Westlake Village, California 91362  
(818)532-3705



E# **3325104** pg 1 of 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
09-MAY-24 4:29 PM \$40.00 DEP WR  
REC FOR: Velocity Commercial Capital,  
ELECTRONICALLY RECORDED BY Ingeo Systems, Inc.

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**ASSIGNMENT OF DEED OF TRUST**

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **Kelly Mortgage, Inc. , 23011 Moulton Suite F3, Laguna Hills, CA 92653**, by these presents does convey, assign, transfer and set over to: **Velocity Commercial Capital, LLC, a California Limited Liability Company, 30699 Russell Ranch Rd Ste 295, Westlake Village, California 91362**, 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 **Weber** County, **UT** Official Records.

Original Trustor/Grantor: **CC&A Of Utah Inc**  
Original Beneficiary: **Kelly Mortgage, Inc.**

Dated: **12/21/2023** Recorded: **12/26/2023** Instrument: **3309363** in **Weber** County, **UT** Loan Amount: **\$631,500.00**  
Property Address: **3934 West 2275 South, West Haven, UT 84401**  
Parcel Tax ID: **15-689-0004**  
Legal: **Legal Description Attached**

Together with the note(s) and obligations therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said document referenced above.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **05/09/2024**.

**Kelly Mortgage, Inc. by Its Attorney in Fact Velocity Commercial Capital, LLC, a California Limited Liability Company**

By:   
\_\_\_\_\_

Name: **Jeff Taylor**  
Title: **EVP, Capital Markets**

Power of Attorney previously recorded on **01/08/2024**, as Instrument No. **3310730**, in **Weber** County, **UT**.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California }  
COUNTY OF Los Angeles } s.s.

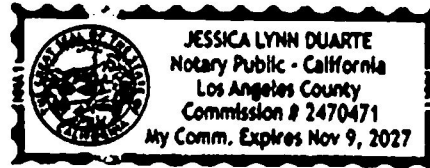
On **05/09/2024**, before me, **Jessica Lynn Duarte**, Notary Public, personally appeared **Jeff Taylor**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

*J Duarte*

Notary Public: **Jessica Lynn Duarte**  
My Commission Expires: **11/09/2027**  
Commission #: **2470471**



**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 2159777.

Lot 4, Cameron Village Cluster Subdivision, according to the official plat thereof, on file and of record in the office of the Recorder of Weber County, Utah.

Tax ID No. 15-689-0004 (shown for informational purposes only)

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