



W3381207

E# 3381207 PG 1 OF 3
B. Rahimzadegan, WEBER COUNTY RECORDER
18-Aug-25 1127 AM FEE \$40.00 DEP SD
REC FOR: TITLE GUARANTEE - RIVER PARK
ELECTRONICALLY RECORDED

RECORDING REQUESTED AND
WHEN RECORDED RETURN TO:

ABC LENDING SOLUTIONS
PO BOX 95416
South Jordan, UT 84095

APN(s): 12-108-0007

ASSIGNMENT OF DEED OF TRUST

This ASSIGNMENT OF DEED OF TRUST (this "Assignment") is made and entered into as of the **15TH DAY OF AUGUST 2025**, by and between **ABC LENDING SOLUTIONS**, whose address is PO BOX 95416 South Jordan, Utah 84095 ("Assignor") and **MCKINLEY OSWALD COMPANY LTD AS TO A 95% INTEREST AND ABC LENDING SOLUTIONS AS TO A 5% INTEREST** Whose address is 3518 W SOJO DR #210 South Jordan UT 84095 ("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 **WESTN WALLETS 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 **AUG 15TH 2025** and recorded in the official records of **WEBER 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: [Signature]
Name: Jeff Hutchings
Title: Authorized signatory

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

I, Mitchell James Montgomery (Name of officer taking acknowledgment),
Escrow officer (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 SOLUTIONS**, 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 15 day of August, 2025.

[Signature]
Notary Public

[SEAL]:



EXHIBIT A
LEGAL DESCRIPTION

Lots 4 and 5, Block 5, Terrace Subdivision, according to the Official Plat thereof on file and of record in the Office of the Weber County Recorder, State of Utah.

Tax Serial No. 12-108-0007 **DS** **BT**