

RECORDING REQUESTED AND  
WHEN RECORDED RETURN TO:

ABC LENDING  
10757 S. River Front Pkwy Suite 110  
South Jordan, UT 84095

APN(s): 49-011-0003

### ASSIGNMENT OF DEED OF TRUST

This ASSIGNMENT OF DEED OF TRUST (this “**Assignment**”) is made and entered into as of the 31<sup>ST</sup> day of MAY 2023, by and between **ABC LENDING**, whose address is 10757 S. River Front Pkwy Suite 110, South Jordan, Utah 84095 (“**Assignor**”) and **PINE VALLEY INVESTMENTS, LLC** whose address is **12904 MOOSE HOLLOW DRIVE, DRAPER, UT 84020** (“**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 **C&JZ PROPERTIES, LLC** (“**Borrower**”) to **TITLE GUARANTEE, LLC a Utah Limited Liability Company**, as Trustee for the benefit of Assignor (as the “**Lender**” named therein) dated as of **MAY 31, 2023** and recorded in the official records of **UTAH COUNTY, Utah** (the “**Deed of Trust**”), together with all of Assignor’s right, title, and interest in and to 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  
10757 S. River Front Pkwy Suite 110  
South Jordan, UT 84095  
Diane Lamb @ 801-718-4512  
team33manager@gmail.com  
(801) 676-3030 Office  
(801) 676-3031 Fax

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

ASSIGNOR:

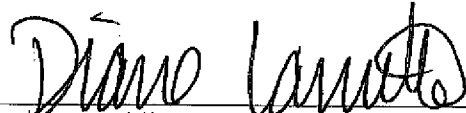
ABC LENDING

By:   
Name: Blake Hansen  
Title: Authorized signatory

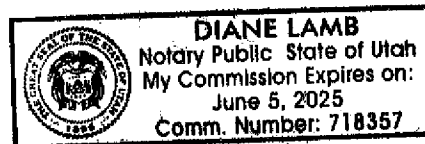
STATE OF UTAH )  
 )  
 :ss.  
COUNTY OF SALT LAKE )

I, Diane Lamb (Name of officer taking acknowledgment),  
Notary Public (Official title of officer taking acknowledgment)  
certify that Blake Hansen 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 31 day of May, 2023

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

[SEAL]:



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

Lot 3, Plat "A", Paradise Lane Subdivision, Alpine, Utah, according to the official plat thereof on file in the office of the Utah County Recorder, State of Utah.

Tax Serial No. 49-011-0003