


UTAH
COUNTY OF SEVIER
LOAN NO.: 0441687166

WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE
SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402, PH. 208-528-9895
PARCEL NO. 1-S29-18


ASSIGNMENT OF DEED OF TRUST

FOR VALUABLE CONSIDERATION, the receipt thereof is hereby acknowledged, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR **UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, without recourse, representation or warranty, expressed or implied, does hereby assign to **MATRIX FINANCIAL SERVICES CORPORATION**, located at 1601 UTICA AVENUE SOUTH STE 900, ST. LOUIS PARK, MN 55416, Assignee, its successors and assigns, all of Assignor's rights, title and interest accrued or to accrue under that certain Deed of Trust dated **JULY 19, 2022** executed by **ZAKARY BAUMGARTNER, A SINGLE MAN, AS SOLE OWNER**, Trustor, to **PAUL M. HALLDAY, JR. HALLIDAY & WATKINS, P.C.**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR **UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded as Entry No. **00430352** in the County Recorder's records for **SEVIER** County, State of **UTAH** and covering real property situated in said county described as follows:

LEGAL DESCRIPTION: **BEGINNING 142.5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 12, JFM ENTRY, SALINA CITY SURVEY, THERENCE EAST 72 FEET, THENCE NORTH 144.5 FEET, THENCE WEST 72 FEET, THENCE SOUTH 144.5 FEET TO BEGINNING.**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **OCTOBER 09, 2023**.

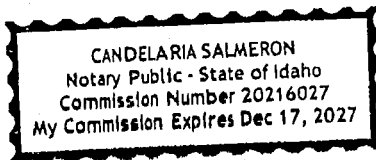
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR **UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**


ADDISON RICE, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **OCTOBER 09, 2023**, before me, **CANDELARIA SALMERON**, personally appeared **ADDISON RICE** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR **UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


CANDELARIA SALMERON (COMM. EXP. 12/17/2027)
NOTARY PUBLIC



eRecording: # 00435783 B: 0822 P: 1117

10/10/2023 08:21 AM Assignment of Deed of Trust

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Fee: \$40.00 By: FIRST AMERICAN MORTGAGE SOLUTIONS

Jason Monroe, Sevier County, Utah Recorder

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MIN: 100032412224186335

MERS PHONE: 1-888-679-6377