

ACCOMMODATION ONLY

FATCO
#6322363

ASSIGNMENT OF DEED OF TRUST

ENT 46555:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jul 12 03:36 PM FEE 40.00 BY KR
RECORDED FOR First American - American F
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

EBTI, LLC
198 E Bayview Circle
Saratoga Springs, UT 84044

ASSIGNMENT OF TRUST DEED (Tax Id No. 24:035:0061)

For valuable consideration, including, without limitation, the promises contained in the Loan Sale Agreement dated as of the approximate date hereof, ALTABANK, A DIVISION OF GLACIER BANK, a Montana bank corporation and successor by merger with Altabank, which was formerly known as, among other names, Bank of American Fork, a Division of People's Intermountain Bank ("Assignor"), hereby assigns, transfers, and conveys to EBTI, LLC, a Utah limited liability company, all of Assignor's right, title, and interest, under that certain Revolving Credit Deed of Trust by and among Zeb Christmas, as Trustor, Assignor, as Lender/Beneficiary, and Assignor, as Trustee (the "*Deed of Trust*"), which Deed of Trust was recorded in the real property records of Utah County, Utah on May 25, 2018, as Entry 48572:2018, together with all indebtedness, liabilities, and obligations secured by the Deed of Trust. The assignment provided herein is without recourse and without any representation or warranty, all of Assignor's right, title, and beneficial interest under the Deed of Trust. The Deed of Trust pertains to certain real property situated in Utah County, State of Utah, and more particularly described on the attached **Exhibit 1** incorporated by reference herein (the "*Property*").

For information purposes only, the Property or its address is commonly known as 2391 South River Drive, Spanish Fork, Utah 84660, and the tax identification number for the Property is 24:035:0061.

DATED: July 11, 2024.

ALTABANK, DIVISION OF GLACIER BANK,
a Montana bank corporation

By: *Judd P. Cham*
Name: Judd P. Cham
Title: Chief Credit Officer

STATE OF UTAH)
COUNTY OF UTAH)
) SS.
)

The foregoing Assignment of Trust Deed was acknowledged before me this 11th day of July 2024, by Judd P. Kirkham, Chief Credit Officer of Altabank, a Division of Glacier Bank, a Montana bank corporation.

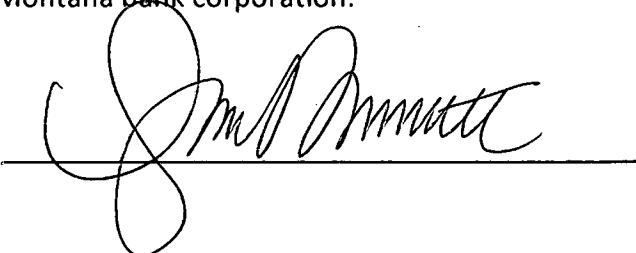


EXHIBIT 1
TO
ASSIGNMENT OF DEED OF TRUST

Legal Description

Commencing North 2177.56 feet and East 444.04 feet from the Southwest corner of Section 10, Township 8 South, Range 2 East, Salt Lake Base and Meridian and running thence East 776.83 feet; thence South 02°45'14" West 317.01 feet; thence South 14°34'59" East 168.13 feet; thence South 23°45'00" West 372.29 feet; thence South 88°30'00" West 197.97 feet; thence North 37°20'00" West 57.21 feet; thence South 103.36 feet; thence North 34° 29' 59" West 25.81 feet; thence along a 158 foot radius curve to the Left, whose chord bears: North 38°06'15" West 19.86 feet; thence South 88°30'00" West 434.88 feet; thence West 388.97 feet; thence North 00°00'02" West 678.87 feet; thence North 89° 30' 16" East 426.61 feet; thence North 00°50'30" East 175.13 feet to the point of beginning.

LESS AND EXCEPTING AND TOGETHER WITH any land conveyed or acquired in those certain boundary line agreements of record in the Utah County Recorder's Office.

Tax Parcel No. 24:035:0061

EXCEPTING THEREFROM:

That portion of parcel 24-035-0061 situated west of S River Drive, described as follows:

Beginning at a point on the West side of River Drive and the North line of Christmas Estates Subdivision, said point being located North 00 deg. 19' 05" East 1321.67 feet along the Section line and East 463.80 feet from the Southwest corner of Section 10, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence along the North line of Christmas Estates South 88 deg. 30' 00" West 67.31 feet; thence continuing along subdivision line West 658.59 feet to the Northwest corner of the Christmas Estates Subdivision; thence North 89 deg. 49' 00" West 353.55 feet; thence South 89 deg. 27' 24" West 41.90 feet; thence North 01 deg. 07' 06" East 672.60 feet along the line called for in that certain Boundary Line Agreement recorded August 14, 2015 as Entry No. 73903:2015 to the South line of Eagle View Estates Plat "A"; thence Along subdivision line North 89 deg. 30' 16" East 1060.79 feet; thence South 03 deg. 59' 18" East 682.27 feet to the point of beginning.

Affects Tax Serial Nos. 24-034-0036 and 24-035-0061 (portion)