

This Instrument Prepared By, Recording Requested By
and Return To:
Jay Clark,
PNC Bank, N.A.
3232 Newmark Drive
Miamisburg, Ohio 45342

ENT 60578:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 05 11:02 AM FEE 40.00 BY LM
RECORDED FOR Visionet Systems
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel: 45-117-0002

Assignment of Deed of Trust

PNC#: **xxxxxx8715**

Recording District: UTAH

MIN:100032412204107244 MERS Phone: 888-679-6377

For value received, the undersigned, hereby assigns and transfers to: PNC BANK, NATIONAL ASSOCIATION located at 3232 Newmark Drive, Miamisburg, Ohio 45342, all its right, title and interest in and to that certain Deed of Trust executed by:

Trustor(s): SUZANNE NYSTROM, A SINGLE WOMAN, AS SOLE OWNER

To Benjamin Mann as Trustee for Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary as Nominee for United Wholesale Mortgage, its successors and assigns in the amount of: \$332,880.00, dated 07/20/2020, recorded 07/20/2020 as Instrument No.: 103643:2020 of the Official Records of UTAH County, Utah describing the land therein:

Property Address: 776 S 500 E, OREM, UTAH 84097

See attached Legal EXHIBIT A

Dated: 09/04/2024

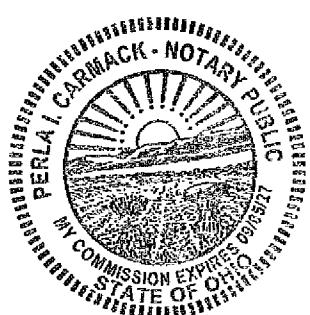
**Mortgage Electronic Registration Systems, Inc.
("MERS"), as beneficiary as Nominee for UNITED
WHOLESALE MORTGAGE its successors and
assigns**

State of Ohio

County of Montgomery

Joni L. Mays, Assistant Secretary

On this 4th day of September, in the year 2024, before me, Perla L. Carmack, personally appeared Joni L. Mays as Assistant Secretary of Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary as Nominee for UNITED WHOLESALE MORTGAGE its successors and assigns, who is personally known to me, to be the person whose name is signed on the preceding or attached document in my presence.



Perla I. Carmack, Notary Public in and for the State of Ohio
My Commission Expires: 9/5/2027
My County of Residence: Montgomery

EXHIBIT A

LEGAL DESCRIPTION

Lot 2, Plat "H", Lincoln Gardens Subdivision, Orem, Utah,
according to the official plat thereof on file in the office
of the Recorder, Utah County, Utah.

Serial No. 45-117-0002