ENT63196:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 May 24 02:38 PM FEE 40.00 BY MG
RECORDED FOR Title Guarantee - River Park
ELECTRONICALLY RECORDED

RECORDING REQUESTED AND WHEN RECORDED RETURN TO:

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

APN(s): 66-459-0041

## ASSIGNMENT OF DEED OF TRUST

This ASSIGNMENT OF DEED OF TRUST (this "Assignment") is made and entered into as of the 23<sup>rd</sup> day of MAY, 2022, by and between ABC LENDING, whose address is 10757 S. River Front Pkwy Suite 110, South Jordan, Utah 84095 ("Assignor") and BUENAVENTURA ENTERPRISES, LC AS TO A 70.55% INTEREST AND MG PARTNERS, LLC AS TO A 20.96% INTEREST AND TRIPLE F VENTURES, LLC AS TO AN 8.49% INTEREST whose address is 1625 E 1940 N, LEHI, UT 84043 ("Assignee").

TRUST DEED ENTRY #63180:2022

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 ENDOWMENT, 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 23, 2022 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.

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## 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: Blave Hansel
Title: Authorized signatory

STATE OF UTAH

SSS.

COUNTY OF SALT LAKE

I, Diane (Name of officer taking acknowledgment), (Official title of officer taking acknowledgment) 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 day of Wall 2017.

[SEAL]:

DIANE LAMB
Notary Public State of Utah
My Commission Expires on:
June 5, 2025
Comm. Number: 718357

## Exhibit "A" Property Description

Lot 41, Plat "1B", Skyline Ridge Subdivision, Eagle Mountain, Utah County, Utah, according to the official plat thereof on file in the office of the Utah County Recorder, State of Utah.

Tax Serial No. 66-459-0041