

ANDREA ALLEN

UTAH COUNTY RECORDER

2025 Oct 01 08:53 AM FEE 40.00 BY kc

RECORDED FOR JPMorganChase - eP4

ELECTRONICALLY RECORDED BY CSC

Record and Return To:JPMorganChase - eP4
700 Kansas Lane
MC 8000
Monroe, LA 71203**Prepared By:**JPMorganChase - eP4
700 Kansas Lane
MC 8000
Monroe, LA 71203
(318)432-6157MIN: 101381621051700092
MERS Phone #: (888) 679-6377
MERS Address: P.O. Box 2026,
Flint, MI 48501-2026

ASSIGNMENT OF DEED OF TRUST

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **Mortgage Electronic Registration Systems, Inc., as Beneficiary, as Nominee for CITY CREEK MORTGAGE CORP., its Successors and Assigns, P.O. BOX 2026, FLINT, MI 48501-2026**, by these presents does convey, assign, transfer and set over to: **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 700 KANSAS LANE MC 8000, MONROE, LA 71203**, the following described Deed of Trust, with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust is recorded in the **Utah** County, **UT** Official Records.

Original Trustor/Grantor: **KIRK COPPINGER AND SUSAN COPPINGER, HUSBAND AND WIFE, AS JOINT TENANTS**

Original Trustee: **PAUL M HALLDAY, JR. HALLIDAY & WATKINS, P.C.**

Original Beneficiary: **Mortgage Electronic Registration Systems, Inc., as Beneficiary, as Nominee for CITY CREEK MORTGAGE CORP., its Successors and Assigns**

Dated: **05/29/2021** Recorded: **06/04/2021** Instrument: **103051:2021** in **Utah** County, **UT**

Loan Amount: **\$442,200.00**

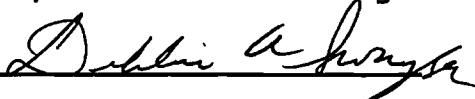
Property Address: **3761 S SPINNAKER BAY DR, SARATOGA SPRINGS, UT 84045**

Parcel Tax ID: **41-726-0422**

Legal: **SEE ATTACHED EXHIBIT A**

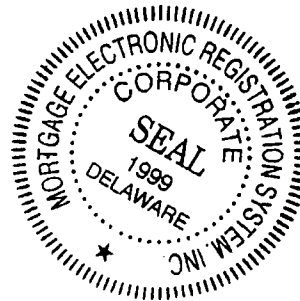
IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective 09/25/2025.

Mortgage Electronic Registration Systems, Inc., as Beneficiary, as Nominee for CITY CREEK MORTGAGE CORP., its Successors and Assigns

By: 

Name: Debbie A. Swayzer

Title: ASSISTANT SECRETARY




STATE OF **Louisiana** } S.S.
PARISH OF **Ouachita**

On 09/25/2025, before me appeared Debbie A. Swayzer, to
me personally known, who did say that s/he/they is (are) the

ASSISTANT SECRETARY

of Mortgage Electronic Registration Systems,
Inc., as Beneficiary, as Nominee for CITY CREEK MORTGAGE CORP., its Successors and
Assigns and that the instrument was signed on behalf of the corporation (or association),
by authority from its board of directors, and that s/he/they acknowledged the instrument to
be the free act and deed of the corporation (or association).

Witness my hand and official seal.


Notary Public: BRENDA R DAVIS

My Commission Expires: LIFETIME
Commission #: _____

126370

Brenda R Davis
State of Louisiana
Lifetime Commission
Notary Public ID # 126370

EXHIBIT A - LEGAL DESCRIPTION

LOT 422, HARBOR BAY-PHASE 4, BEING A VACATION OF LOTS 38 AND 39, AND A PARTIAL VACATION OF LOTS 32-37 & 40 LAKE MOUNTAIN ESTATES, PLAT "B", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.