

Loan Assumption and Assignment of Escrow Agreement (With Release of Liability)



Name of Applicant(s): Winthrop Edward Jeanfreau

Date: November 27, 2024

Loan #: 1001118715

Lender: PNC Bank, NA
3232 Newmark Drive, Miamisburg, OH 45342

Property Address: 776 S 500 E. Orem, UT 84097

ENT 85513:2024 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 05 09:27 AM FEE 40.00 BY MG
RECORDED FOR National Link Originations
ELECTRONICALLY RECORDED

In consideration of the mutual agreements of Purchaser and Seller as set forth below, and on condition that the lien of the mortgage referenced below is a valid, first lien on the property and that the execution of this agreement will not impair the lien of the mortgage, the parties agree as follows:

Assumption, Agreement of Purchaser(s):

For value received, I (we), the undersigned purchaser(s), do hereby assume and agree to pay the Mortgagee, its successors or assigns, the principal balance due as set forth below, under the mortgage above described, and all accrued interest thereon, at the time, in the manner and in all respects as provided in the note secured by said mortgage. All payments for whatever purpose under the said mortgage shall be made to PNC Bank, NA, as Mortgagee, or as the correspondent of or duly authorized servicer for the Mortgagee. I (we) further agree that the current status of the loan we are assuming is:

Principal Balance: \$295,608.49

Interest Rate: 2.989%

Amount of Monthly Payment: \$1,765.05

Next Payment Due Date: December 1, 2024

I (we) do further covenant and agree to fully perform each and all of the covenants, agreements and obligations under the said mortgage and note on the part of the Mortgagor(s) to be performed, in the manner and the same extent as if I (we) had originally executed the said mortgage and note. The term "mortgage" as used herein shall include any mortgage deed, deed of trust, loan deed, or any other security instrument.

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The PNC logo, which consists of a stylized 'P' inside a circle, followed by the letters 'PNC'.

Acknowledgement

I (We) acknowledge receipt and understanding of this disclosure.

Applicant: Winthrop Edward Jeanfreau

11/27/2024

Date

Applicant:

Date _____

Applicant:

Date

Applicant:

Date

STATE OF WASH.)

) SS:

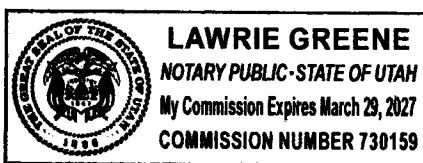
COUNTY OF WYOMING)

I, WANRIE GREENE, a Notary Public in and for said county and state, do hereby certify that Winthrop Edward Jeanfreau

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27 day of NOVEMBER 2024

NOTARY PUBLIC
Laurie Greene



My commission expires 3/29/2027

Loan Assumption and Assignment of Escrow Agreement



(With Release of Liability)

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Agreement of Mortgagor(s)

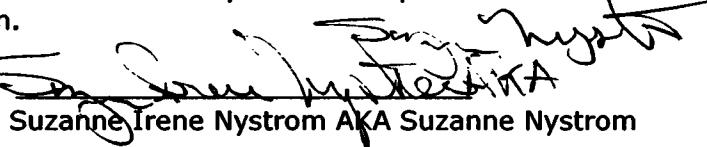
I (we), the undersigned Mortgagor(s), do hereby represent and warrant that the lien of the aforesaid mortgage held by Mortgagee is a first, valid and subsisting lien on the real property described in said mortgage; that the execution and delivery of this assumption agreement by the Purchaser(s) will not impair the lien of said mortgage; that the Mortgagor(s) have not done or suffered anything to be done that would adversely affect the priority, validity, or enforceability of the mortgage, or value of the Mortgagee's security.

I (we) do hereby assign to the Purchaser any and all interest whatsoever in any moneys heretofore or hereafter deposited with PNC Bank, NA for any purpose including, but without limitation to, the payment of real estate taxes and assessments, and hazard insurance premiums, if any.

It is understood that the liability of Suzanne Irene Nystrom AKA Suzanne Nystrom, under the said Mortgage and Note secured thereby shall be released by the Mortgagee, PNC Bank, NA at such time as Winthrop Edward Jeanfreau, assumes loan number 1001118715, and that a copy of this Release of Liability shall take effect with receipt of all required documents and fees necessary to complete the transaction.

Date 11/27/2024

Seller


Suzanne Irene Nystrom AKA Suzanne Nystrom

Seller

STATE OF UTAH)

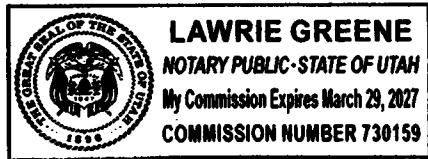
) SS:

COUNTY OF UTAH)

I, LAWRIE GREENE, a Notary Public in and for said county and state, do hereby certify that Suzanne Irene Nystrom AKA Suzanne Nystrom

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27 day of NOVEMBER 2024




NOTARY PUBLIC
Lawrie Greene

My commission expires 3/29/2027

Loan Originator Organization: PNC Bank, National Association. NMLS ID: 446303

Order Number 100904907

EXCEPTIONS: MORTGAGES / DEEDS OF TRUST

1. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$332,880.00
Dated : 7/20/2020
Trustor : SUZANNE NYSTROM
Trustee : BENJAMIN MANN
Beneficiary : MERS, INC., AS NOMINEE FOR UNITED WHOLESALE MORTGAGE
Recorded : 7/20/2020
Instr No. : 103643:2020
of Official Records

Assignment of the above referenced security instrument is as follows:

Assignee : PNC BANK, NATIONAL ASSOCIATION
Recorded : 9/5/2024
Instr No. : 60578:2024
of Official Records

Loan # : 1001118715

Exhibit A

LEGAL DESCRIPTION

The following described property:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF UTAH AND STATE OF UTAH, BEING KNOWN AND DESIGNATED AS FOLLOWS:

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.

Assessor's Parcel No: 45:117:0002