

**UTAH**  
COUNTY OF UTAH

ENT97511:2022 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Sep 02 04:38 PM FEE 40.00 BY CS  
RECORDED FOR Lundberg & Associates, PC.  
ELECTRONICALLY RECORDED

[DICKERSON]

WHEN RECORDED MAIL TO: THE MONEY SOURCE INC.  
3138 E. ELWOOD ST.  
PHOENIX, AZ 85034, PH. (866) 867-0330  
PARCEL NO. 52-842-0045



## ASSIGNMENT OF DEED OF TRUST

FOR VALUABLE CONSIDERATION, the receipt thereof is hereby acknowledged, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR **SECURITYNATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS**, located at P.O. **BOX 2026, FLINT, MICHIGAN 48501-2026**, Assignor, does hereby assign to **THE MONEY SOURCE INC.**, located at **3138 E. ELWOOD ST., PHOENIX, AZ 85034**, Assignee, its successors and assigns, all of Assignor's rights, title and interest accrued or to accrue under that certain Deed of Trust dated **JUNE 10, 2020** executed by **SCOTT DICKERSON, A MARRIED MAN**, Trustor, to **US TITLE INSURANCE AGENCY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR **SECURITYNATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded as Entry No. **81197:2020** in the County Recorder's records for UTAH County, State of UTAH and covering real property situated in said county described as follows:

LEGAL DESCRIPTION: **LOT 45, SARATOGA HILLS SUBDIVISION, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE RECORDS OF UTAH COUNTY, STATE OF UTAH. TOGETHER WITH A RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREAS DESCRIBED, AND AS PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).**

TM8080115IM - AM - UT



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MIN: 100031700009091097

MERS PHONE: 1-888-679-6377

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on August 30 2022.  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS  
NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS**

Cindy Cowden  
Name: Cindy Cowden,  
Title: Vice President

STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On August 30 2022, before me, Toni Schminke, personally appeared  
Cindy Cowden known to me to be the Vice President of **MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
SECURITY NATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS** the corporation that  
executed the instrument or the person who executed the instrument on behalf of said corporation, and  
acknowledged to me that such corporation executed the same.

Toni Schminke (COMMISSION EXP.  
Exp 05/02/2025)  
NOTARY PUBLIC

