

Andrea Allen
Utah County Recorder

2023 Feb 22 12:45 PM FEE 40.00 BY LT
RECORDED FOR Scalley Reading Bates Hansen & Rasmussen, P.C.
ELECTRONICALLY RECORDED

Electronically Recorded For:
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.
Attn: Marlon L. Bates
15 West South Temple, Ste 600
Salt Lake City, Utah 84101
Trustee No. 87152-377F
Parcel No. 66-116-0086
66-245-0052

SUBSTITUTION OF TRUSTEE

Scalley Reading Bates Hansen & Rasmussen, P.C., 15 West South Temple, Ste 600, Salt Lake City, Utah 84101, is hereby appointed successor trustee under the Deed of Trust executed by Peter R. Grunander, a married man, as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for RMR Financial dba Axiom Financial, its successors and assigns, is named as beneficiary, and Metro National Title is appointed trustee, and filed for record on October 24, 2016, and recorded as Entry No. 106446:2016, Records of Utah County, Utah.

SEE ATTACHED EXHIBIT "A"

The beneficiary hereby ratifies and confirms all actions taken on the beneficiary's behalf by the new trustee prior to the recording of the Substitution of Trustee.

DATED this 15 day of February, 2023.

Specialized Loan Servicing LLC



By: **Steven B. Ross**
Its: **Second Assistant Vice President**

STATE OF Colorado)
: ss
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 15 day of February, 2023, by Steven B. Ross, the Second Assistant Vice President of Specialized Loan Servicing LLC.

 **Katherine Pfeufer**
NOTARY PUBLIC

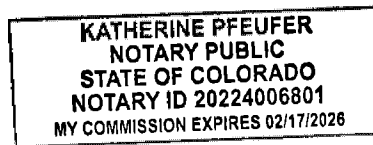


EXHIBIT "A"

PARCEL 1: ALL OF LOT 12, PLAT "A", SUNNY RIDGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY, AS CONVEYED IN WARRANTY DEED RECORDED SEPTEMBER 28, 2010, AS ENTRY NO. 82278:2010:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, SUNNY RIDGE PLAT "A", SAID POINT BEING WEST 1043.26 FEET AND SOUTH 1685.10 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 44°43'05" WEST 153.76 FEET TO THE SOUTHEAST CORNER OF LOT 12; THENCE SOUTH 44°17'54" EAST 17.26 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 46°09'02" EAST ALONG EXISTING FENCE 25.93 FEET; THENCE SOUTH 88°03'24" EAST ALONG EXISTING FENCE 70.37 FEET; THENCE NORTH 07°59'54" WEST 10.36 FEET; THENCE NORTH 05°06'13" EAST 96.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2: BEGINNING AT THE NORTHEAST CORNER OF LOT 12, SUNNY RIDGE PLAT "A", SAID POINT BEING WEST 1043.26 FEET AND SOUTH 1685.10 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 44°43'05" WEST 153.76 FEET TO THE SOUTHEAST CORNER OF LOT 12; THENCE SOUTH 44°17'54" EAST 17.26 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 46°09'02" EAST ALONG EXISTING FENCE 25.93 FEET; THENCE SOUTH 88°03'24" EAST ALONG EXISTING FENCE 70.37 FEET; THENCE NORTH 07°59'54" WEST 10.36 FEET; THENCE NORTH 05°06'13" EAST 96.16 FEET TO THE POINT OF BEGINNING.