

13946949 B: 11336 P: 4130 Total Pages: 2  
05/06/2022 08:32 AM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: NATIONWIDE TITLE CLEARING, LLC  
2100 ALT 19PALM HARBOR, FL 346832620

## CORPORATE ASSIGNMENT OF DEED OF TRUST

**FOR GOOD AND VALUABLE CONSIDERATION**, the sufficiency of which is hereby acknowledged, the undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **BENEFICIARY, AS NOMINEE FOR ZIONS BANCORPORATION, N.A. DBA ZIONS BANK, ITS SUCCESSORS AND ASSIGNS, (ASSIGNOR)**, (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026) by these presents does convey, grant, assign, transfer and set over the described Deed of Trust together with all liens, and any rights due or to become due thereon to **ZIONS BANCORPORATION, N.A., SUCCESSOR BY MERGER AND NAME CHANGE TO ZIONS BANK, WHOSE ADDRESS IS 2000 S COLORADO BLVD STE 2-460, DENVER, CO 80222, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE)**

Said Deed of Trust is dated 05/19/2020, executed by **SEAN MATTHEW O'BRIEN** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ZIONS BANCORPORATION, N.A. DBA ZIONS BANK, ITS SUCCESSORS AND ASSIGNS** and recorded on 05/26/2020, in **Book 10949, Page 6920 and Entry # 13280353**, in the office of the Recorder of **SALT LAKE County, Utah**.

SEE EXHIBIT A ATTACHED  
Parcel ID Number 27-17-301-080

**Dated this 06th day of May in the year 2022**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **BENEFICIARY, AS NOMINEE FOR ZIONS BANCORPORATION, N.A. DBA ZIONS BANK, ITS SUCCESSORS AND ASSIGNS**

*W Baughman*

\_\_\_\_\_  
**WENDELL BAUGHMAN III**  
**VICE PRESIDENT**

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 06th day of May in the year 2022, by Wendell Baughman III as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ZIONS BANCORPORATION, N.A. DBA ZIONS BANK, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

*Julie Martens*

\_\_\_\_\_  
**JULIE MARTENS**

**COMM EXPIRES: 5/22/2022**



**JULIE MARTENS**  
Notary Public - State of Florida  
Commission # GG 221059  
My Comm. Expires May 22, 2022  
Bonded through National Notary Assn.

When Recorded Return to: Cenlar FSB C/O Nationwide Title Clearing, LLC, 2100 Alt. 19 North, Palm Harbor, FL 34683

**Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152**

CENAV 432142457 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) DEFAULT  
MIN 100019530000504244 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T062205-12:15:20 [C-2] EFRMUT1



\*D0093635916\*

'EXHIBIT A'

UNIT 315-A CONTAINED WITHIN THE AMENDED FINAL PLAT FOR LOTS 306 THROUGH 308, 310 THROUGH 213, 314 AND 314, SAND DUNES CONDOMINIUMS PHASE 3, A UTAH CONDOMINIUM PROJECT, AS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED MAY 26, 2005 IN SALT LAKE COUNTY, AS ENTRY NO. 9386925, IN BOOK 2005P, AT PAGE 164 OF PLATS, (AS SAID RECORD SURVEY MAP MAY HAVE BEEN AMENDED AND/OR SUPPLEMENTED) AND AS FURTHER DEFINED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM, COVENANTS CONDITIONS AND RESTRICTIONS OF SAND DUNES CONDOMINIUMS RECORDED NOVEMBER 7, 2002 AS ENTRY NO. 8415210 IN BOOK 8681 AT PAGE 4229 OF THE OFFICIAL RECORDS, AND ALL AMENDMENTS THERETO. TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT, (THE REFERENCED DECLARATION OF CONDOMINIUM PROVIDING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES; (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT; AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED), AND THE UTAH CONDOMINIUM OWNERSHIP ACT.



\*432142457\*



\*D0093635916\*