

ELECTRONICALLY RECORDED FOR:

Scalley Reading Bates Hansen and Rasmussen, P.C.
Attn: Marlon L. Bates
15 West South Temple, Suite 600
Salt Lake City, Utah 84101
Prepared by: Daniel Spendlove
MIN No. 1000922-1401118476-3
MERS phone # (1-888-679-6377)
MERS address: P.O. Box 2026, Flint, MI 48501-2026
Trustee No. 27089-15F
Parcel No. 21-18-379-002

Assignment of Deed of Trust

For valuable consideration the undersigned, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns, of P.O. Box 2026, Flint, MI 48501-2026, hereby gives notice that it assigned and transferred all of its rights, title, and interest under the Deed of Trust described below to Cardinal Financial Company, Limited Partnership, assignee, of 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047. The Deed of Trust, dated May 27, 2021, was executed by Valeria Esperanza Derby, an unmarried woman as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns is named as beneficiary, and First American Title Insurance Company is appointed trustee, which had an original amount of \$384,748.00, and filed for record on May 28, 2021, and recorded as Entry No. 13677549, in Book 11182, at Page 5910, Records of Salt Lake County, Utah. This Assignment of Deed of Trust affects the property located at 4419 W 6095 S, Kearns, Utah 84118, in Salt Lake County, State of Utah, and is described more specifically as follows:

LOT 134, GEORGETOWN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

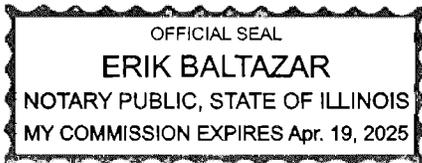
DATED this 16 day of August, 2023.

Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns


By: Harry Swanson
Its: Vice President

STATE OF Illinois)
)
) : ss
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 10th day of August, 2023, by Harry Swanson, the Vice President of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns.




NOTARY PUBLIC Erik Baltazar