14141877 B: 11438 P: 9784 Total Pages: 1
08/16/2023 03:59 PM By: avice Fees: $40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.
15 W SOUTH TEMPLE, STE 600SALT LAKE CITY, UT 84101

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. 27089-15F
Parcel No. 21-18-379-002

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 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, 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.

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

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 10 day of August, 2023.

Cardinal Financial Company, Limited Partnership

By: Harry Swanson
Its: Authorized Signer

STATE OF Illinois)
: ss
COUNTY OF Lake)

The foregoing instrument was acknowledged before me this 10th day of August, 2023, by Harry Swanson, the Authorized Signer of Cardinal Financial Company, Limited Partnership.

NOTARY PUBLIC Erik Baltazar

OFFICIAL SEAL
ERIK BALTAZAR
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES Apr. 19, 2025