

AFTER RECORDING, RETURN TO:
First American Title Insurance Company
4795 Regent Blvd Mail Stop 1021-N
Irving, TX 75063
Reference Number: 357219 L6350_Rescission



RESCISSION AND NOTICE OF ERRONEOUS RECORDATION

First American Title Insurance Company authorized to do business in the State of Utah, has inadvertently and mistakenly recorded a Full Reconveyance in regards to a Trust Deed recorded 6/22/2021, executed by Rikki L Miller a single woman, as Trustor(s) in which Cyprus Federal Credit Union is named as Beneficiary, and recorded as Instrument No. 13696689 in Book 11194 Page 2854, and describes real property situated in Salt Lake County, State of Utah, as follows:

Legal Description:

COMMENCING 508 FEET SOUTH AND 302.5 FEET WEST FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 107 FEET; THENCE WEST 134.25 FEET; THENCE NORTH 107 FEET; THENCE EAST 134.25 FEET TO BEGINNING.

Tax Id: 28-32-276-015

On 02/06/2024, First American Title Insurance Company, recorded a Full Reconveyance in error. Said Full Reconveyance was recorded 02/06/2024, as Instrument No. 14201962 in Book 11470 Page 3879 of Official Records of Salt Lake County.

The obligation secured by said Trust Deed remains unpaid, a Full Reconveyance was recorded by mistake and inadvertence, and no intervening rights nor reliance upon said Full Reconveyance should exist.

ACCORDINGLY, the original Deed of Trust is deemed to be in full force and effect and enforceable by its terms and conditions.

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereto affixed this 5/7/2024.

First American Title Insurance Company

By:
Jeffrey Osgood, Vice President

State of Idaho
County of Bonneville

On 5/7/2024, personally appeared before me Jeffrey Osgood, who being duly sworn, did say that he/she is the Vice President of First American Title Insurance Company, and that said instrument was signed in behalf of said Company.

Tawnya Rainey - Notary Public
Commission Number: 20201703
Commission Expires: 5/5/2026

