

14257340 B: 11500 P: 5876 Total Pages: 3  
06/26/2024 02:58 PM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: TITLE GUARANTEE - RIVER PARK  
10757 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840953521

RECORDING REQUESTED AND  
WHEN RECORDED RETURN TO:

ABC LENDING SOLUTIONS  
PO BOX 95416  
South Jordan, UT 84095

APN(s): 27-03-476-047

### ASSIGNMENT OF DEED OF TRUST

This ASSIGNMENT OF DEED OF TRUST (this "Assignment") is made and entered into as of the 26<sup>ST</sup> DAY OF JUNE 2024, by and between ABC LENDING SOLUTIONS , whose address is PO BOX 95416 South Jordan, Utah 84095 ("Assignor") and JH UTAH HOLDINGS LLC whose address is 3518 W SOJO DR #210 SOUTH JORDAN UT 84095 ("Assignee").

### W I T N E S S E T H:

That for good and valuable consideration, Assignor does hereby assign, sell, convey, set over and deliver to Assignee all of Assignor's right, title, and interest in and to a certain Deed of Trust made by KEITH WARBURTON ("Borrower") to TITLE GUARANTEE, A TITLE INSURANCE AGENCY, LLC, a Utah limited liability company, as Trustee for the benefit of Assignor (as the "Lender" named therein) dated as of JUNE 26<sup>TH</sup> 2024 and recorded in the official records of SALT LAKE COUNTY the real property more particularly described in EXHIBIT "A" attached hereto and made a part hereof. The foregoing assignment is made subject to, and in connection with, that certain Loan Servicing Agreement between Assignor and Assignee. Accordingly, and notwithstanding the foregoing assignment, Assignor shall continue to service the loan secured by the Deed of Trust, and Assignor shall be authorized to: (i) issue payoff statements concerning such loan; (ii) collect payoff funds/proceeds; and (iii) execute and deliver a reconveyance of the Deed of Trust, for and on behalf of Assignee as its duly authorized loan servicer. Assignee, by accepting the foregoing assignment, shall be deemed to have consented to the same, and shall hold any subsequent lender, purchaser, and/or title company harmless for relying on such payoff statements issued by Assignor.

**For pay-off requests and reconveyances please contact:**

**c/o ABC Lending Solutions  
PO BOX 95416  
SOUTH JORDAN UT 84095  
(801) 801-808-3997  
Jhutch42@gmail.com**

WITNESS, this Assignment has been duly executed as of the day and year first above written.

**ASSIGNOR:**

**ABC LENDING SOLUTIONS**

By:

Name:

Title: Authorized signatory

*[Handwritten signature of Jeff Hutchings]*  
Jeff Hutchings

STATE OF UTAH )  
:SS.  
COUNTY OF SALT LAKE )

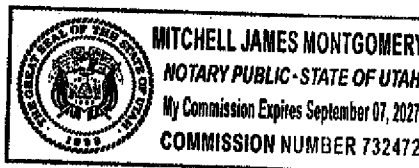
I, Mitchell James Montgomery (Name of officer taking acknowledgment),  
Escrow Officer (Official title of officer taking acknowledgment) certify that Jeff Hutchings personally came before me this day and acknowledged that he is the authorized signatory of **ABC LENDING SOLUTIONS**, and that by authority duly given and as the act of the national banking association, the foregoing instrument was signed in its name by its authorized signatory and attested by himself as its authorized signatory.

Witness my hand and official seal, this the 26 day of June, 2024.

*[Handwritten signature of Notary Public]*

Notary Public

[SEAL]:



**Exhibit "A"**  
**Property Description**

Beginning at a point North 571.5 feet from the Southeast Corner of the Southeast Quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 88 feet; thence West 660.0 feet; thence South 88 feet; thence East 660.00 feet to the point of beginning.

Less and excepting therefrom the following:

A parcel of land in fee for the widening of the existing 1300 West Street known as Project No. F-LC35(276), being part of an entire tract of property situate from the Southeast Quarter of the Southeast Quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in Salt Lake County, State of Utah.

The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of said entire tract, which corner 571.74 feet (571.50 feet by record) North along the easterly section line from the Southeast Corner of said Section 3; and running thence South 89°58'43" West (West by record) 37.50 feet along the southerly line of said entire tract to a line parallel with and 37.50 feet perpendicularly distant westerly from the 1300 West Street control line; thence North 87.77 feet along said parallel line to the northerly line of said entire tract; thence East 37.50 feet along said northerly line, to said easterly Section line; thence South 87.75 feet along said easterly section line; to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Situated in Salt Lake County, State of Utah.

Tax Serial No. 27-03-476-047