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Recording Requested By:  
WELLS FARGO BANK, N.A.

When Recorded Return To:

ASSIGNMENT TEAM  
WELLS FARGO BANK, N.A.  
MAC: N9408-05C  
PO BOX 1629  
MINNEAPOLIS, MN 55440-1269



ENT 144323:2021 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Aug 18 10:41 am FEE 40.00 BY JR  
RECORDED FOR WELLS FARGO BANK



**CORPORATE ASSIGNMENT OF DEED OF TRUST**

Utah, Utah  
"GRUNANDER"

Date of Assignment: August 4th, 2021  
Assignor: WELLS FARGO BANK, N.A. at 1 HOME CAMPUS, DES MOINES, IA 50328  
Assignee: SPECIALIZED LOAN SERVICING LLC at 6200 S. QUEBEC ST., GREENWOOD VILLAGE, CO 80111

Executed By: PETER R GRUNANDER, A MARRIED MAN To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR RMR FINANCIAL DBA AXIOM FINANCIAL, ITS SUCCESSORS AND ASSIGNS  
Date of Deed of Trust: 10/24/2016 Recorded: 10/24/2016 as Instrument No.: 106446:2016 In the County of Utah, State of Utah.

Assessor's/Tax ID No. 66:116:0086, 66:245:0052

Property Address: 74 NORTH 1430 EAST, SPANISH FORK, UT 84660

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Deed of Trust having an original principal sum of \$417,000.00 with interest, secured thereby, and the full benefit of all the powers and of all the covenants and provisos therein contained, and the said Assignor hereby grants and conveys unto the said Assignee, the Assignor's interest under the Deed of Trust.

TO HAVE AND TO HOLD the said Deed of Trust, and the said property unto the said Assignee forever, subject to the terms contained in said Deed of Trust. IN WITNESS WHEREOF, the assignor has executed these presents the day and year first above written:

WELLS FARGO BANK, N.A.  
On 8/5/21

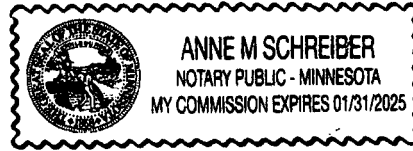
By: [Signature]  
Thipkhamdee Xiong  
Vice President Loan Documentation

CORPORATE ASSIGNMENT OF DEED OF TRUST Page 2 of 2  
STATE OF Minnesota  
COUNTY OF Hennepin

This instrument was acknowledged before me, Anne M Schreiber, a Notary Public, on 8/5/2021 by Thipkhamdee Xiong as Vice President Loan Documentation of WELLS FARGO BANK, N.A..

WITNESS my hand and official seal,

Anne M Schreiber  
Anne M Schreiber  
Notary Expires: 01/31/2025



(This area for notarial seal)

PREPARED BY: WELLS FARGO BANK, N.A.

**Exhibit "A"**

**Parcel 1: All of Lot 12, Plat "A", Sunny Ridge Subdivision, according to the official plat thereof, as recorded in the office of the Utah County Recorder.**

**Less and Excepting the following described property, as conveyed in Warranty Deed recorded September 28, 2010, as Entry No. 82278:2010:**

**Beginning at the Northeast corner of Lot 12, Sunny Ridge Plat "A", said point being West 1043.26 feet and South 1685.10 feet from the North quarter corner of Section 20, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 44°43'05" West 153.76 feet to the Southeast corner of Lot 12; thence South 44°17'54" East 17.26 feet to an existing fence line; thence North 46°09'02" East along existing fence 25.93 feet; thence South 88°03'24" East along existing fence 70.37 feet; thence North 07°59'54" West 10.36 feet; thence North 05°06'13" East 96.16 feet to the point of beginning.**

**Parcel 2: Beginning at the Northeast corner of Lot 12, Sunny Ridge Plat "A", said point being West 1043.26 feet and South 1685.10 feet from the North quarter corner of Section 20, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 44°43'05" West 153.76 feet to the Southeast corner of Lot 12; thence South 44°17'54" East 17.26 feet to an existing fence line; thence North 46°09'02" East along existing fence 25.93 feet; thence South 88°03'24" East along existing fence 70.37 feet; thence North 07°59'54" West 10.36 feet; thence North 05°06'13" East 96.16 feet to the point of beginning.**