

E 165966 B 410 P 289
Date 22-May-2024 10:35AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: MERIDIAN ASSET SERVICES
Recorded Electronically by Simplifile

Prepared By and Return To:

Meridian Asset Services, LLC
140 Fountain Parkway Suite 100
St. Petersburg, FL 33716
(239) 351-2442

APN/PIN# 00-0089-3164

Space above for Recorder's use

Loan No: 4738955



21701204

ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NEXERA HOLDING, LLC DBA NEWFI LENDING., ITS SUCCESSORS AND ASSIGNS, whose address is P.O. BOX 2026, FLINT, MI 48501-2026, (ASSIGNOR), does hereby grant, assign and transfer to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF PRPM 2023-NQM3 TRUST, whose address is 7114 E. STETSON DR., SUITE 250, SCOTTSDALE, ARIZONA 85251, (ASSIGNEE), its successors, transferees and assigns forever, all interest, all liens, and any rights due or to become due thereon under that certain deed of trust described below.

Date of Deed of Trust: 9/25/2023

Original Loan Amount: \$2,650,000.00

Executed by (Borrower(s)): WOODS CREEK RANCH, LLC

Original Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NEXERA HOLDING, LLC DBA NEWFI LENDING, ITS SUCCESSORS AND ASSIGNS

Filed of Record: In Book 403, Page 732

Document/Instrument No: 164319 in the Recording District of Morgan, UT, Recorded on 9/25/2023.

Legal Description: SEE EXHIBIT "A" ATTACHED

Property more commonly described as: 246 WEST WOODS CREEK DRIVE, MORGAN, UT 84050

MIN# 10132220000614019

MERS PH# 1-888-679-MERS

4738955 Newfi_Sep23 21701204

IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this assignment.

Date: 5/1/24

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NEXERA HOLDING, LLC DBA NEWFI LENDING., ITS SUCCESSORS AND ASSIGNS

By: [Signature]
Name: JULIAN MOLL
Title: VICE PRESIDENT

Witness Name: [Signature]

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of CALIFORNIA
County of ALAMEDA

On 5/1/24, before me, SHANNON MONTGOMERY, a Notary Public, personally appeared JULIAN MOLL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/hcr/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature [Signature] (Seal)



EXHIBIT "A"

ALL OF LOT 1A, PETTY RANCHETTES P.R.U.D. AMENDED PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MORGAN COUNTY RECORDER'S OFFICE.

A.P.N. 00-0089-3164 Serial #:01-PETTR-0001-A2