

Assignment Page 1 of 3

Gary Christensen Washington County Recorder
03/30/2022 02:57:02 PM Fee \$40.00 By TITLE
GUARANTEE - RIVER PARK**RECORDING REQUESTED AND
WHEN RECORDED RETURN TO:**ABC LENDING
10757 S. River Front Pkwy Suite 110
South Jordan, UT 84095

APN(s): LV-ZVES-1-47

ASSIGNMENT OF DEED OF TRUST

This ASSIGNMENT OF DEED OF TRUST (this "Assignment") is made and entered into as of the 29TH day of MARCH, 2022, by and between ABC LENDING, whose address is 10757 S. River Front Pkwy Suite 110, South Jordan, Utah 84095 ("Assignor") and MITCHELL J. MONTGOMERY AS TO AN 65% INTEREST whose address is 4187 S HOLLOWAY DRIVE, HOLLADAY, UT 84124 AND EMIGRATION CONSULTING, INC. AS TO A 35% INTEREST whose address is 3057 W SWEET CLOVER LN, 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 SUITED 4 PARADISE, LLC ("Borrower") to TITLE GUARANTEE, LLC a Utah Limited Liability Company, as Trustee for the benefit of Assignor (as the "Lender" named therein) dated as of MARCH 29, 2022 and recorded in the official records of WASHINGTON COUNTY, Utah (the "Deed of Trust"), together with all of Assignor's right, title, and interest in and to 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
10757 S. River Front Pkwy Suite 110
South Jordan, UT 84095
Diane Lamb @ 801-718-4512
team33manager@gmail.com
(801) 676-3030 Office
(801) 676-3031 Fax**

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

ASSIGNOR:

ABC LENDING

By: [Signature]
Name: Blake Hansen
Title: Authorized signatory

STATE OF UTAH

:ss.

COUNTY OF SALT LAKE)

I, Diane Lamb (Name of officer taking acknowledgment),

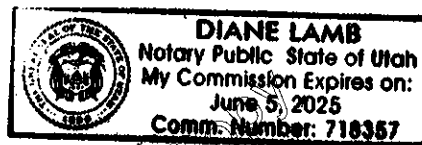
Notary Public (Official title of officer taking acknowledgment)

certify that Blake Hansen personally came before me this day and acknowledged that he is the authorized signatory of **ABC LENDING**, 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 29 day of March, 2022

[Signature]
Notary Public

[SEAL]:



TG Order No. 40056-DH

Exhibit "A"
Property Description

Lot 47, Zion View Estates Subdivision, Phase 1, according to the official plat thereof, records of Washington County, State of Utah.

Tax Serial No. LV-ZVES-1-47