

Assignment Page 1 of 2
Gary Christensen Washington County Recorder
05/25/2022 02:16:37 PM Fee \$40.00 By SNOW,
CHRISTENSEN & MARTINEAU

After Recording Return to:

Steven W. Beckstrom
SNOW, CHRISTENSEN & MARTINEAU, PC
555 S. Bluff St., Ste. 301
St. George, UT 84770

ASSIGNMENT OF LIEN

Parcel No.: SG-BCC-3-3-1106

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, BLOOMINGTON FAIRWAY TOWNHOUSE ASSOCIATION, as Assignor, hereby assigns to JENNIFER CAPENER, as Trustee of THE 710 TRUST, as Assignee, all of its interest held by and under that certain Notice of Lien, which is dated March 9, 2017, and recorded with the Washington County Recorder's Office on March 10, 2017, as Entry No. 20170010202, which covers that certain real property situated in said Washington County, State of Utah, described as follows:

All of Lot 1106, BLOOMINGTON COUNTRY CLUB NO. 3, BLOCK 3, TOGETHER WITH the appurtenant undivided ownership interest in the common areas, as set forth in the Covenants, Conditions & Restrictions of Bloomington Country Club.

In making this Assignment, the Assignor hereby warrants to Assignee that it is the holder of the above-identified Notice of Lien and that it has not previously assigned, transferred, or encumbered its interest in the Notice of Lien in any way as to amounts due for periods prior to June 1, 2022 that are lienable by Assignor. Finally, the undersigned hereby warrants that he is fully authorized to execute and deliver this Assignment to the Assignee.

This Assignment covers prior unpaid dues and assessments, accrued and accruing interest at the rate of 12% per annum, and collection costs, including attorney's fees, totaling \$11,000.00 as of the date of this Assignment. Assignor reserves its right to claim lien rights for any future unpaid

dues and assessments which may accrue after June 1, 2022.

DATED this 24th day of May, 2022.

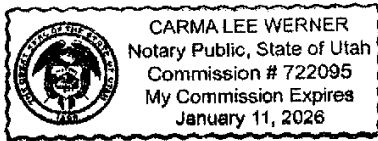
BLOOMINGTON FAIRWAY TOWNHOUSE
ASSOCIATION

By: Fred Shaffer
Fred Shaffer, President

Russell J. Gallian
Russell J. Gallian
Attorney for Bloomington Fairway
Townhouse Association

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

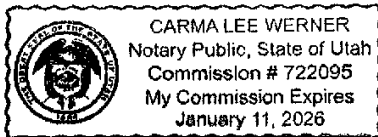
On the 24th day of May, 2022, personally appeared before me Fred Shaffer, the signer of the foregoing document, who acknowledged to me that he executed the same.



Carma L Werner
Notary Public

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On the 27th day of May, 2022, personally appeared before me Russell J. Gallian, the signer of the foregoing document, who acknowledged to me that he executed the same.



Carma L Werner
Notary Public