


Assignment of Trust Deed Page 1 of 1
Gary Christensen Washington County Recorder
12/16/2022 08:05:45 AM Fee \$40.00 By FIRST
AMERICAN MORTGAGE SOLUTIONS

UTAH
COUNTY OF WASHINGTON
LOAN NO.: 0441450004

WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE
SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402, PH. 208-528-9895
PARCEL NO. SG-ERS-3-3


ASSIGNMENT OF DEED OF TRUST

FOR VALUABLE CONSIDERATION, the receipt thereof is hereby acknowledged, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, does hereby assign to LAKEVIEW LOAN SERVICING, LLC, located at 4425 PONCE DE LEON BLVD, MS 5-251, CORAL GABLES, FL 33146, Assignee, its successors and assigns, all of Assignor's rights, title and interest accrued or to accrue under that certain Deed of Trust dated JANUARY 21, 2022 executed by JACOB SMITH, AN UNMARRIED MAN, Trustor, to FIRST AMERICAN TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded as Entry No. 20220004372 in the County Recorder's records for WASHINGTON County, State of UTAH and covering real property situated in said county described as follows:

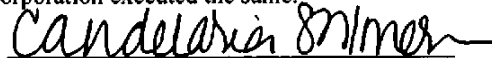
LEGAL DESCRIPTION: LOT 3, EAST RIDGE SUBDIVISION - PHASE III, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on DECEMBER 15, 2022. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS


ADDISON RICE, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On DECEMBER 15, 2022, before me, CANDELARIA SALMERON, personally appeared ADDISON RICE known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


CANDELARIA SALMERON (COMMISSION EXP.
12/17/2027)
NOTARY PUBLIC

CANDELARIA SALMERON
Notary Public - State of Idaho
Commission Number 20216027
My Commission Expires Dec 17, 2027