

File No. **OG41825**

Tax Parcel Number: 03-046-0002

E# **3147646** PG 1 0F 1 Leann H. Kilts, WEBER COUNTY RECORDER 26-Apr-21 0135 PM FEE \$40.00 DE REC FOR: GT TITLE SERVICES FEE \$40.00 DEP PC\ ELECTRONICALLY RECORDED

REQUEST FOR RECONVEYANCE OF DEED OF TRUST

GRIFFITHS & TURNER / GT TITLE SERVICES INC. To:

THIS REQUEST FOR RECONVEYANCE OF DEED OF TRUST is made by the undersigned, as Beneficiary, and is delivered to you as Trustee under that certain Deed of Trust described as follows:

Entry No.:

2985642;

Recorded Date:

JUNE 13, 2019

Amount:

\$240,000.00:

Borrower:

ALEX MAURER

The undersigned, as Beneficiary of the above-described Deed of Trust hereby requests you, as Trustee, to reconvey, without warranty, to the person or persons entitled thereto, all the estate held by you, as Trustee under said Deed of Trust, which Deed of Trust covers that certain real property located in Weber County, State of Utah described as follows:

UNIT 2, THE MEADOWS AT RIVER BEND PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

(Street Address Reference): 309 EAST PARK BOULEVARD, OGDEN, UT 84401

Beneficiary represents, certifies, warrants and covenants that Beneficiary is the owner of the beneficial interest under said Deed of Trust and the legal owner and holder of the Note secured by said Deed of Trust, and of all other indebtedness secured by said Deed of Trust and Beneficiary represents, covenants and warrants that (i) said interest (including, without limitation the Note and/or the beneficial interest under the Deed of Trust) has not been transferred or assigned or otherwise acquired by any party or parties other than Beneficiary, and (ii) in the event that Beneficiary is not concurrently herewith surrendering and delivering the original Note and Deed of Trust to Trustee, Beneficiary represents, covenants and warrants that the Note has been lost or destroyed, or will be destroyed, and Beneficiary agrees to indemnify you and your underwriters, agents, representatives, successors and/or assigns for any costs, losses, claims, or damages, of any kind arising from release or reconveyance of said Deed of Trust. Beneficiary hereby represents and warrants said Note, together with all other indebtedness secured by said Deed of Trust, have been fully paid and satisfied.

BENEFICIARY: WAYNE MAÚRER

)ss.

STATE OF UTAH

COUNTY OF Webser

The foregoing instrument was executed and acknowledged before me this 13 day of April 2021 by

Kathering intending to be legally bound hereby.

Notary Public

NOTARY PUBLIC LINDI PRATT 696271 COMMISSION EXPIRES SEPTEMBER 30, 2021 STATE OF UTAH