

RECORDING REQUESTED AND
WHEN RECORDED RETURN TO:

ABC LENDING SOLUTIONS
PO BOX 95416
South Jordan, UT 84095

APN(s): 02-037-0011

ASSIGNMENT OF DEED OF TRUST

This ASSIGNMENT OF DEED OF TRUST (this "Assignment") is made and entered into as of the 7TH DAY OF JUNE 2024, by and between ABC LENDING SOLUTIONS , whose address is PO BOX 95416 South Jordan, Utah 84095 ("Assignor") and MG PARTNERS LLC whose address is 1625 E 1940 N LEHI UT ("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 TJC HOME SOLUTIONS LLC ("Borrower") to TITLE GUARANTEE, A TITLE INSURANCE AGENCY, LLC, a Utah limited liability company, as Trustee for the benefit of Assignor (as the "Lender" named therein) dated as of MAY 24TH 2024 and recorded in the official records of UTAH COUNTY as Entry No. 34855:2024 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.

Exhibit "A"
Property Description

Parcel 1:

Commencing at a point 4 feet 8 inches East of the Southwest corner of Lot 6, Block 24, Plat "A", American Fork City Survey; thence East by South along the North side of First North Street 60 feet 9 inches; thence North 173 feet; thence West 60 feet; thence South 168 feet 8 inches to the point of beginning.

Situated in Utah County, State of Utah.

Parcel 1A:

Together with and subject to an easement and right-of-way over the following described real property:

Commencing 178.16 feet North and 118.0 feet West from the Southeast corner of Lot 6, Block 24, Plat "A", American Fork City Survey of Building Lots; thence South $13^{\circ}09'$ West 20.53 feet; thence South 148.68 feet to the North line of First North Street; thence North $85^{\circ}35'$ West 14.04 feet along street line; thence North 167.20 feet; thence East 18.67 feet to the place of beginning. Being the easement and right-of-way more particularly mentioned and described in that certain Affidavit recorded November 17, 1975, as Entry No. 23327, in Book 1443, at Page 421, of Official Records.

Situated in Utah County, State of Utah.

Tax Serial No. 02-037-0011