

ELECTRONICALLY RECORDED FOR:
 Scalley Reading Bates Hansen and Rasmussen, P.C.
 Attn: Marlon L. Bates
 15 West South Temple, Suite 600
 Salt Lake City, Utah 84101
 Prepared by: Daniel Spendlove
 MIN No. 1000922-1401728630-7
 MERS phone # (1-888-679-6377)
 MERS address: P.O. Box 2026, Flint, MI 48501-2026
 Trustee No. 27089-13F
 Parcel No. 40-456-0221

ENT **40700:2023** PG 1 of 1
Andrea Allen
Utah County Recorder
 2023 Jun 23 01:13 PM FEE 40.00 BY KR
 RECORDED FOR Scalley Reading Bates Hansen & Rasmussen, P.C.
 ELECTRONICALLY RECORDED

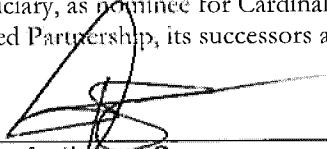
Assignment of Deed of Trust

For valuable consideration the undersigned, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns, of P.O. Box 2026, Flint, MI 48501-2026, hereby gives notice that it assigned and transferred all of its rights, title, and interest under the Deed of Trust described below to Cardinal Financial Company, Limited Partnership, assignee, of 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047. The Deed of Trust, dated September 19, 2022, was executed by George Arthur, as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns is named as beneficiary, and First American Title Insurance Company - UT is appointed trustee, which had an original amount of \$437,000.00, and filed for record on September 20, 2022, and recorded as Entry No. 101930:2022, Records of Utah County, Utah. This Assignment of Deed of Trust affects the property located at 1636 N Venetian Way, Saratoga Springs, Utah 84045, in Utah County, State of Utah, and is described more specifically as follows:

LOT 221, PHASE 2A, GABLES AT SARATOGA SPRINGS PUD SUBDIVISION, SARATOGA SPRINGS, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH.

DATED this 20 day of June, 2023.

Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns



By: Anthony Cosgrove
 Its: Vice President

STATE OF Illinois)
)
 : ss
 COUNTY OF Lake)

The foregoing instrument was acknowledged before me this 20th day of JUNE, 2023, by Anthony Cosgrove, the Vice President of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns.



NOTARY PUBLIC

