

ELECTRONICALLY RECORDED FOR:

SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.
Attn: Marlon L. Bates
15 West South Temple, Ste 600
Salt Lake City, Utah 84101
Trustee No. 27089-13F
Parcel No. 40-456-0221

ENT 40701:2023 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

SUBSTITUTION OF TRUSTEE

Scalley Reading Bates Hansen & Rasmussen, P.C., 15 West South Temple, Ste 600, Salt Lake City, Utah 84101, is hereby appointed successor trustee under the Deed of Trust 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, and filed for record on September 20, 2022, and recorded as Entry No. 101930:2022, Records of Utah County, Utah.

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.

The beneficiary hereby ratifies and confirms all actions taken on the beneficiary's behalf by the new trustee prior to the recording of the Substitution of Trustee.

DATED this 20 day of June, 2023.

Cardinal Financial Company, Limited Partnership



By: **Anthony Cosgrove**
Its: Authorized Signer

STATE OF Illinois)
)
: ss
COUNTY OF Lake)

The foregoing instrument was acknowledged before me this 20th day of June, 2023, by Anthony Cosgrove, the Authorized Signer of Cardinal Financial Company, Limited Partnership.



NOTARY PUBLIC

