

152 received by the mortgagee or servicer, or that the mortgagee or servicer objects to the release of
153 the mortgage.

154 _____

155 (Notarization) (Signature of title insurer or title agent)

156 (d) (i) A release of mortgage or reconveyance of trust deed that is executed and
157 notarized in accordance with Subsection (5)(b) or (c) is entitled to recordation.

158 (ii) (A) Except as provided in Subsection (5)(d)(ii)(B), a reconveyance of a trust deed
159 or release of a mortgage that is recorded under Subsection (5)(d)(i) is valid regardless of any
160 deficiency in the release or reconveyance procedure not disclosed in the release of mortgage or
161 reconveyance of trust deed.

162 (B) If the title insurer's or title agent's signature on a release of mortgage or
163 reconveyance of trust deed recorded under Subsection (5)(d)(ii)(A) is forged, the release of
164 mortgage or reconveyance of trust deed is void.

165 (6) A release of mortgage or reconveyance of trust deed under this section does not, by
166 itself, discharge any promissory note or other obligation that was secured by the trust deed or
167 mortgage at the time the trust deed was reconveyed or the mortgage was released.

167a **⚡→ (7) This section does not limit or modify the application of Section 57-1-33.1. ←⚡**

Legislative Review Note
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