

RECORDING REQUESTED BY:  
Mountain West REIT, LLC  
2298 W. Horizon Ridge Pkwy #213  
Henderson, NV 89052  
Loan # 865

APN: 01-061-0074, 12-103-0090, 12-103-0089, 12-103-0092

*now known as 01-504-0054*

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### ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF RIGHTS

This ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF RIGHTS dated July 1, 2019 ("Assignment"), is made and executed between MOUNTAIN WEST DEBT FUND, LP, a Delaware limited partnership (the "Assignor") and MOUNTAIN WEST REIT, LLC, a Delaware limited liability company ("Assignee").

Assignor has, for value received, assigned, transferred, and set over, and does hereby assign, transfer and set over, unto Assignee the following:

- (1) Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated May 22, 2019 and recorded in the office of the Davis County Recorder on June 5, 2019 as Entry Number 3164260 (the "Deed of Trust").
- (2) Assignment of Rights under Covenants, Conditions and Restrictions, Sales Agreements, Permits, and Development Documents NOT APPLICABLE (the "Assignment of Rights").

The Deed of Trust and Assignment of Rights were given to secure the performance obligations evidenced by a Secured Promissory Note (the "Note") and the other loan documents (the "Loan Documents"). Assignor has, for value received, assigned, transferred, and set over, and does hereby assign, transfer and set over, unto Assignee the Note and Loan Documents as of the date herewith.

**REAL PROPERTY DESCRIPTION.** The Deed of Trust and Assignment of Rights encumber the real property which is described in Exhibit A.


**CONTINUING VALIDITY.** Except as expressly assigned above, the terms of the original Deed of Trust and Assignment of Rights shall remain unchanged and in full force and effect. Nothing in this Assignment shall constitute a satisfaction of the Note.

This ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF RIGHTS is dated July 1, 2019.

“ASSIGNOR”

MOUNTAIN WEST DEBT FUND, LP,  
a Delaware limited partnership

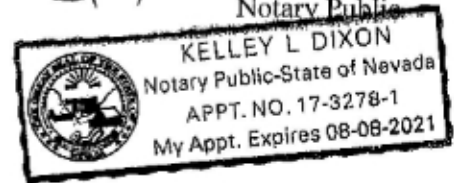
by: Taylor Derrick Capital, LLC  
Its: General Partner

  
By: Andrew Menlove, Authorized Agent

STATE OF NEVADA }  
} ss.  
COUNTY OF CLARK }

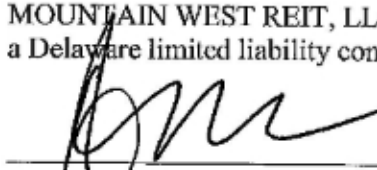
The foregoing instrument was ACKNOWLEDGED before me on this 1st day of July 2019, by Andrew Menlove, Authorized Agent of Mountain West Debt Fund, LP, a Delaware limited partnership.

  
Notary Public



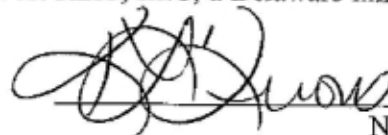
“ASSIGNEE”

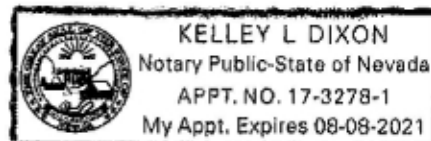
MOUNTAIN WEST REIT, LLC,  
a Delaware limited liability company

  
By: Andrew Menlove, Authorized Agent

STATE OF NEVADA }  
} ss.  
COUNTY OF CLARK }

The foregoing instrument was ACKNOWLEDGED before me on this 1st day of July, 2019, by Andrew Menlove, Authorized Agent of Mountain West REIT, LLC, a Delaware limited liability company.

  
Notary Public



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Winnie Parcel:**

That certain real property, situated in the County of Davis, State of Utah, as more particularly described as follows:

Beginning at a point on the Southeasterly right-of-way line of Orchard Drive; said point being South 00°16'44" East along the section line, 1,135.06 feet and South 89°43'16" West, 1,053.19 feet from the Northeast corner of Section 1, Township 1 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 39°44'01" East, along said Southeasterly right-of-way line, 286.31 feet; thence South 49°51'00" East, 92.16 feet; thence South 40°09'00" West, 49.80 feet; thence South 00°13'46" East, 158.00 feet; thence South 89°46'14" West, 175.95 feet to a point on a 21.00 foot radius curve to the right; thence 16.16 feet along said curve through a central angle of 44°04'51" (chord bears North 68°11'20" West, 15.76 feet); thence North 46°08'54" West, 43.53 feet to the point of beginning. Now Known as Lot 54, The Winnie PUD

NOTE: Parcel Identification Number: 01-061-0069 (for reference purposes only)

**Syracuse Parcel:**

**PARCEL 1:**

A portion of the Southwest quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located West 52.5 chains and North 237.69 feet from the Southeast corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 67°59'06" West 533.93 feet; thence North 71.19 feet; thence South 67°59'04" East 450.00 feet; thence North 00°11'39" West 708.16 feet; thence South 89°48'22" West 414.79 feet; thence North 1,592.90 feet; thence East 7.5 chains; thence South 2,402.31 feet to the point of beginning.

**PARCEL 2:**

A portion of the Southwest quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located West 60 chains and North 509.03 feet from the Southeast corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 538.07 feet; thence North 89°48'22" East 414.79 feet; thence South 00°11'39" East 708.16 feet; thence North 67°59'04" West 450.00 feet to the point of beginning.

**PARCEL 3:**

A portion of the Southwest quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located West 52.5 chains and North 237.69 feet from the Southeast corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 2,402.31 feet; thence East 7.5 chains; thence South 2,602.45 feet; thence North 67°59'06" West 533.93 feet to the point of beginning.

**Description of Appurtenant Water Rights**

Water use rights pursuant to the "Layton Canal Irrigation Company" Certificate Number 409 consisting of 136 shares issued to CW Land Co., LLC as of August 22, 2018.

Water use rights pursuant to the "Layton Canal Irrigation Company" Certificate Number 410 consisting of 4 shares issued to CW Land Co., LLC as of August 22, 2018.

Water use rights pursuant to the "Davis and Weber Counties Canal Company" Certificate Number 16528 consisting of 8 shares issued to CW Land Co., LLC as of December 19, 2017.