

RECORDING REQUESTED BY:  
Mountain West REIT, LLC  
2298 W. Horizon Ridge Pkwy #213  
Henderson, NV 89052  
Loan # 856

APN: 19-036-0091, 19-036-0104, 19-036-0092, and 19-036-0097

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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 (hereinafter collectively referred to as “Deeds of Trust”):

- (1) Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated April 1, 2019 and recorded in the office of the Utah County Recorder on April 4, 2019 as Entry Number 27792:2019;
- (2) Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated April 1, 2019 and recorded in the office of the Utah County Recorder on April 4, 2019 as Entry Number 27793:2019’ and
- (3) Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated April 1, 2019 and recorded in the office of the Utah County Recorder on April 4, 2019 as Entry Number 27791:2019

The Deeds of Trust 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 Deeds of Trust encumber the real property which is described in Exhibit A.

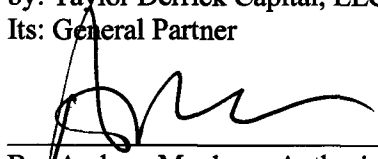
**CONTINUING VALIDITY.** Except as expressly assigned above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Nothing in this Assignment shall constitute a satisfaction of the Note.

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

“ASSIGNOR”

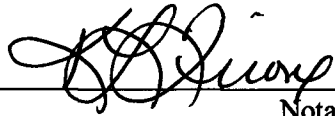
MOUNTAIN WEST DEBT FUND, LP,  
a Delaware limited partnership

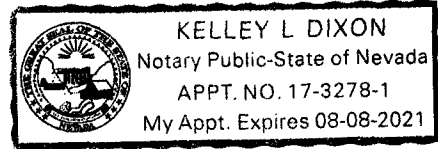
by: Taylor Derrick Capital, LLC  
Its: General Partner

  
\_\_\_\_\_  
By: Andrew Menlove, Authorized Agent

STATE OF NEVADA }  
                                  } ss.  
COUNTY OF CLARK }

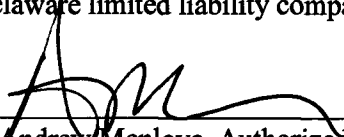
The foregoing instrument was ACKNOWLEDGED before me on this 1st day of July 2019, by Andrew Menlove, Authorized Agent of Taylor Derrick Capital, LLC, General Partner of Mountain West Debt Fund, LP, a Delaware limited partnership.

  
\_\_\_\_\_  
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

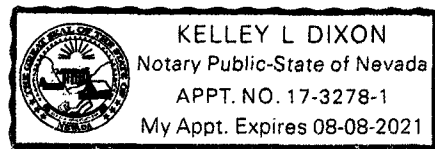


Exhibit A  
Real Property Description

The Land referred to herein is situated in the County of Utah, State of Utah, and is described as follows:

**PARCEL (APN 19-036-0091):**

ACCOMMODATION PARCEL

Proposed LAKEVIEW FIELDS, PLAT "C", being more particularly described as follows:

Beginning at a point located North 00°00'34" East 651.61 feet from the South Quarter corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°00'34" East along a fence line, a distance of 529.19 feet; thence North 88°33'31" East, a distance of 330.50 feet; thence North 89°17'38" East, a distance of 232.96 feet; thence North 77°04'51" East, a distance of 8.66 feet; thence North 88°41'15" East, a distance of 105.88 feet; thence South 00°42'22" East, a distance of 97.78 feet; thence North 89°17'38" East, a distance of 12.15 feet; thence South 00°42'22" East, a distance of 78.13 feet; thence North 88°42'07" East, a distance of 70.75 feet; thence South 01°17'53" East, a distance of 209.81 feet; thence South 54°14'51" East, a distance of 81.71 feet; thence South 35°45'09" West, a distance of 68.00 feet; thence North 54°14'51" West, a distance of 48.91 feet; thence along the arc of a 116.00 foot radius curve to the left through a central angle of 03°53'36", a distance of 7.88 feet (chord bears North 56°11'39" West 7.88 feet); thence South 77°07'36" West, a distance of 131.44 feet; thence South 42°56'36" West, a distance of 49.89 feet; thence South 87°33'00" West along a fence line called out in a Boundary Line Agreement recorded as Entry No. 122779:2009, in the office of the Utah County Recorder, a distance of 586.27 feet to the point of beginning.

PARCEL A:

All the property described above is together with and subject to the rights as described in that certain Perpetual Cross-Easement Access and Maintenance Agreement recorded in the office of the Utah County Recorder on December 8, 2016 as Entry No. 123644:2016.

**PARCEL (APNs 19-036-0104 and 19-036-0092):**

Commencing at a point West 10.72 chains and North 25 links from the Southwest corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence West 9.78 chains; thence South 25 links; thence West 717.95 feet; thence North 1°17' West 718.81 feet; thence North 76°45'50" East 558.34 feet; thence North 76°57' East 364.4 feet; thence South 27°48'10" East 1031.38 feet to the point of beginning.

ALSO: Commencing at a point on the West side of State Highway, which point is North 906.78 feet and East 1483.89 feet from the South Quarter corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 76°57' West 364.4 feet; thence South 76°45'50" West 558.34 feet; thence South 1°17' East 20 feet; thence South 87°33' West 582.98

feet; thence North 0°36'50" East 529.08 feet; thence North 88°56'30" East 1323.97 feet; thence South 26°51' East 334.57 feet to the point of beginning.

LESS AND EXCEPTING the following described property:

Proposed LAKEVIEW FIELDS, PLAT "A", being more particularly described as follows:

Beginning at a point located North 89°31'44" West along Section line 721.62 feet and North 6.14 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 27°35'14" West, a distance of 989.41 feet; thence South 69°58'06" West, a distance of 98.86 feet; thence South 39°40'27" West, a distance of 30.36 feet; thence South 62°24'46" West, a distance of 7.00 feet; thence South 09°41'32" East, a distance of 36.41 feet; thence South 19°22'17" West, a distance of 38.14 feet; thence West, a distance of 85.87 feet; thence North 14°16'36" West, a distance of 352.91 feet; thence along the arc of 20.00 foot radius curve to the left through a central angle of 33°22'01", a distance of 11.65 feet (chord bears North 45°43'46" East 11.48 feet); thence North 27°35'14" West, a distance of 309.60 feet; thence along a fence line North 84°27'44" East, a distance of 16.31 feet; thence South 26°51'00" East, a distance of 344.56 feet; thence South 27°48'10" East, a distance of 1032.46 feet; thence South 77°01'58" West, a distance of 15.06 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following described property:

Proposed LAKEVIEW FIELDS, PLAT "B", being more particularly described as follows:

Beginning at a point located North 89°31'44" West along Section line 1204.49 feet and North 36.66 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake base and Meridian; thence along the arc of a 2086.00 foot radius curve to the left through a central angle of 03°10'38", a distance of 115.67 feet (chord bears North 88°36'19" West 115.66 feet); thence South 89°48'22" West, a distance of 219.65 feet; thence North 00°11'38" West, a distance of 90.25 feet; thence South 89°48'22" West, a distance of 12.04 feet; thence North 00°11'38" West, a distance of 42.00 feet; thence along the arc of a 10.00 foot radius curve to the left through a central angle of 91°05'22", a distance of 15.90 feet (chord bears North 44°15'41" East 14.28 feet); thence South 89°40'31" East, a distance of 42.02 feet; thence along the arc of a 10.00 foot radius curve to the left through a central angle of 88°54'38", a distance of 15.52 feet (chord bears South 45°44'19" East 14.01 feet); thence North 89°48'22" East, a distance of 75.08 feet; thence North 00°11'38" West, a distance of 17.50 feet; thence North 89°48'22" East, a distance of 153.18 feet; thence South 36°37'39" East, a distance of 63.35 feet; thence South 25°59'02" East, a distance of 45.13 feet; thence South 00°01'17" West, a distance of 61.36 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following described property:

Beginning at a point located North 89°31'44" West along Section line 971.05 feet and North 17.11 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°11'38" West, a distance of 201.23 feet; thence North 37°43'33" West a distance of 78.61 feet; thence along the arc of a 221.00 foot radius curve to the left, through a central angle of 08°38'18", a distance of 33.32 (chord bears North 85°29'13" East

33.29 feet); thence North 81°10'04" East, a distance of 45.24 feet; thence North 62°24'46" East, a distance of 51.83 feet; thence South 78°07'03" East, a distance of 14.25 feet; thence South 27°35'14" East, a distance of 338.13 feet; thence South 89°44'42" West, a distance of 80.83 feet; thence along the arc of a 2014.00 foot radius curve to the right, through a central angle of 04°41'28", a distance of 164.90 feet (chord bears North 87°54'34" West 164.85 feet) to the point of beginning.

ALSO LESS AND EXCEPTING a parcel of land in fee for the construction of a new traffic signal known as the 2000 North/Geneva Road Traffic Signal Project, being part of an entire tract of property, situate in a portion of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian, located in Provo, Utah, more particularly described as follows:

Beginning at a point located North 89°32'09" West 705.20 feet along the Section line and North 6.76 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base & Meridian, said point of beginning also being at a point on the boundary between Orem City and Provo City, said point also being understood to be located along the projection of the back of the planned curb and gutter of the future 2000 North Street; thence South 89°44'25" West 43.66 feet along said boundary; thence North 0°00'53" East 7.00 feet; thence North 31°02'28" East 41.57 feet to a point on the Westerly line of State Road 114, also known as Geneva Road; thence South 27°39'21" East 47.88 feet along the said Westerly line of State Road 114 to the point of beginning.

ALSO LESS AND EXCEPTING the following described property:

Beginning at a point located North 89°31'44" West along Section line 1225.12 feet and North 329.73 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°11'38" East, a distance of 122.85 feet; thence South 64°43'27" West, a distance of 41.28 feet; thence South 89°48'22" West, a distance of 153.18 feet; thence North 01°17'00" West, a distance of 504.81 feet; thence North 62°24'46" East, a distance of 142.39 feet; thence North 19°22'17" East, a distance of 24.59 feet; thence North 09°41'32" West, a distance of 36.41 feet; thence South 27°35'14" East, a distance of 124.01 feet; thence along the arc of a 129.00 foot radius curve to the right through a central angle of 27°23'36", a distance of 61.68 feet (chord bears South 13°53'26" East 61.09 feet); thence South 00°11'38" East, a distance of 319.51 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following described property:

Beginning at a point located North 89°31'44" West along Section line 1191.50 feet and North 698.51 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence at the beginning of curve to the left, of which the radius point lies South 73°11'46" West, a radial distance of 171.00 feet; thence Northerly along the arc, through a central angle of 10°46'59", a distance of 32.18 feet (chord bears North 22°11'44" West 32.14 feet); thence North 27°35'14" West, a distance of 134.81 feet; thence North 69°58'06" East, a distance of 91.80 feet; thence South 27°35'14" East, a distance of 177.65 feet; thence South 76°06'34" West, a distance of 96.77 feet to the point of beginning.

ALSO LESS AND EXCEPTING a parcel of land in fee for the construction of a new street known as the 2000 North Street Project, being part of an entire tract of property, situate in a

portion of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian, located in Provo, Utah, more particularly described as follows:

Beginning at a point located on the Westerly line of State Road 114, also known as Geneva Road, being North 89°32'09" West 701.59 feet along the Section line and South 0.09 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base & Meridian, said point of beginning also being the Southeasterly corner of a parcel that, at the time of the description, is owned by Boardwalk Industries, LLC, per entry 44091:2016 of the Utah County Recorder, and following the Southerly boundary of said parcels described within said document, the following four (4) calls, (1) thence North 89°57'35" West 654.61 feet; (2) thence South 0°11'43" East 28.88 feet; (3) thence South 89°48'17" West 549.67 feet; (4) thence South 88°53'59" West 164.59 feet; thence North 1°17'25" West 67.55 feet along the Westerly line of said parcels and other contiguous Boardwalk Industries, LLC parcels to a point intersecting the boundary between Orem City and Provo City, said point also being understood to be located at the back of the planned curb and gutter of the future 2000 North Street; and following said boundary the following four (4) calls, (1) thence North 89°48'05" East 751.77 feet; (2) thence 260.07 feet along a 2079.00 foot radius curve to the right whose chord bears South 86°36'53" East 259.90 feet; (3) thence 254.97 feet along a 2021.00 foot radius reverse curve to the left whose chord bears South 86°38'43" East 254.81 feet; (4) thence North 89°44'25" East 101.06 feet to a point along the said Westerly line of State Road 114; thence South 27°39'21" East 7.77 feet, along the said line to the point of beginning.

ALSO LESS AND EXCEPTING the following described property:

Proposed LAKEVIEW FIELDS, PLAT "E", being more particularly described as follows:

Beginning at a point located North 89°31'44" West along Section line 1,173.08 feet and North 320.33 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 45°11'38" West, a distance of 14.14 feet; thence North 00°11'38" West, a distance of 319.51 feet; thence along the arc of a 171.00 foot radius curve to the left through a central angle of 16°36'36", a distance of 49.57 feet (chord bears North 08°29'56" West 49.40 feet); thence North 76°06'34" East, a distance of 96.77 feet; thence South 27°35'14" East, a distance of 393.08 feet; thence South 22°33'10" West, a distance of 14.33 feet; thence South 62°24'46" West, a distance of 50.67 feet; thence along the arc of a 185.33 foot radius curve to the right through a central angle of 23°34'47", a distance of 76.27 feet (chord bears South 77°46'53" West 75.73 feet); thence South 89°48'22" West, a distance of 133.13 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following described property:

Proposed LAKEVIEW FIELDS, PLAT "F", being more particularly described as follows:

Beginning at a point located North 89°31'44" West along Section line 970.99 feet and North 0.13 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°58'43" West, a distance of 233.51 feet; thence North 00°01'17" East, a distance of 99.72 feet; thence North 25°59'02" West, a distance of 45.13 feet; thence along the arc of a 77.00 foot radius curve to the left through a central angle of 62°46'11", a

distance of 84.36 feet (chord bears North 31°11'27" East 80.20 feet); thence North 00°11'38" West, a distance of 60.85 feet; thence along the arc of a 10.00 foot radius curve to the right through a central angle of 90°00'00", a distance of 15.71 feet (chord bears North 44°48'22" East 14.14 feet); thence North 89°48'22" East, a distance of 153.11 feet; thence South 37°43'33" East, a distance of 78.61 feet; thence South 00°11'38" East, a distance of 218.21 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following described property:

Proposed LAKEVIEW FIELDS, PLAT "C", being more particularly described as follows:

Beginning at a point located North 00°00'34" East 651.61 feet from the South Quarter corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°00'34" East along a fence line, a distance of 529.19 feet; thence North 88°33'31" East, a distance of 330.50 feet; thence North 89°17'38" East, a distance of 232.96 feet; thence North 77°04'51" East, a distance of 8.66 feet; thence North 88°41'15" East, a distance of 105.88 feet; thence South 00°42'22" East, a distance of 97.78 feet; thence North 89°17'38" East, a distance of 12.15 feet; thence South 00°42'22" East, a distance of 78.13 feet; thence North 88°42'07" East, a distance of 70.75 feet; thence South 01°17'53" East, a distance of 209.81 feet; thence South 54°14'51" East, a distance of 81.71 feet; thence South 35°45'09" West, a distance of 68.00 feet; thence North 54°14'51" West, a distance of 48.91 feet; thence along the arc of a 116.00 foot radius curve to the left through a central angle of 03°53'36", a distance of 7.88 feet (chord bears North 56°11'39" West 7.88 feet); thence South 77°07'36" West, a distance of 131.44 feet; thence South 42°56'36" West, a distance of 49.89 feet; thence South 87°33'00" West along a fence line called out in a Boundary Line Agreement recorded as Entry No. 122779:2009, in the office of the Utah County Recorder, a distance of 586.27 feet to the point of beginning.

**PARCEL (APN 19-036-0097):**

Beginning at a point located North 89°31'44" West along the section line 1,339.65 feet and North 1,216.21 feet from the Southeast corner of Section 28, Township 6 North, Range 2 East, Salt Lake Base and Meridian; thence South 88°56'30" West 769.40 feet; thence North 0.94 feet; thence South 89°17'38" West along a fence line 232.96 feet; thence South 88°33'31" West along a fence line 220.47 feet; thence North 00°00'34" East 424.51 feet; thence North 89°32'00" East 165.35 feet; thence North 82°12'00" East 97.80 feet; thence North 88°21'40" East 697.00 feet; thence South 78°38'00" East 39.74 feet; thence South 28°08'20" East 223.00 feet; thence South 27°09'11" East 261.75 feet to the point of beginning.