



W2917736

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

E# 2917736 PG 1 OF 7
Leann H. Kilts, WEBER COUNTY RECORDER
27-Apr-18 0351 PM FEE \$23.00 DEP JC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

ZB, N.A. dba
CALIFORNIA BANK & TRUST
1900 Main Street, Suite 350
Irvine, CA 92614
Attention: Michelle Ortega
Tax Id No.: 12-029-0065 & 01-036-0068
92534-AH

(Space Above For Recorder's Use)

**ASSIGNMENT OF DEED OF TRUST AND
RELATED DOCUMENTS**

This Assignment of Deed of Trust and Related Documents ("**Assignment**") is dated as of April 1, 2018, and is executed by the UTAH HOUSING CORPORATION, an independent body politic and corporate constituting a public corporation organized and existing under the laws of the State of Utah ("**Issuer**") and ZB, N.A. dba Zions Bank a national banking association, in its capacity as Bond Trustee ("**Bond Trustee**") under and pursuant to the Indenture of Trust dated as of April 1, 2018 (the "**Trust Indenture**") among Issuer, Bond Trustee and ZB, N.A. dba California Bank & Trust, as Initial Bondowner Representative ("**Bondowner Representative**"). For value received, Issuer hereby grants, conveys, assigns and transfers to Bond Trustee for security purposes only, all right, title and interest to and under (but not any of its obligations which are not assignable as a matter of law or any of the Reserved Rights (as defined in the Trust Indenture)) under:

A. Construction and Permanent Trust Deed With Assignment of Rents, Security Agreement and Fixture Filing (the "**Trust Deed**") dated as of April 1, 2018, executed by Ogden Community Partners, LP, a Utah limited partnership ("**Borrower**"), as grantor, to First American Title Insurance Company ("**Trustee**"), as trustee, for the benefit of Issuer, as beneficiary, and recorded concurrently herewith in the Official Records of Weber County, Utah, affecting the real property described in Exhibit "A" attached hereto and incorporated herein by this reference;

B. Promissory Note ("**Note**"), dated April 1, 2018, executed by Borrower to the order of Issuer, in the original principal amount of Ten Million and No/100 Dollars (\$10,000,000.00) and all renewals, modifications and extensions thereof;

C. Policy of title insurance to be issued by First American Title Insurance Company, insuring the lien of the Trust Deed;

D. Completion Guaranty dated as of April 1, 2018, executed by WNC Capital Partners, LLC, a California limited liability company ("**WNCCP**") in favor of Issuer;

E. General Guaranty dated as of April 1, 2018, executed by WNCCP in favor of Issuer;

F. Assignment of Construction Contract and Consent dated as of April 1, 2018, executed by Borrower and Kattera Affordable Housing, LLC, in favor of Issuer;

G. Assignment of Architect Agreement and Consent dated as of April 1, 2018, executed by Borrower and Ebersoldt + Associates Architecture, in favor of Issuer;

H. Assignment of Management Agreement dated as of April 1, 2018, executed by Borrower and Apartment Management Consultants, LLC, in favor of Issuer;

I. Assignment of Housing Assistance Payments Contract and Housing Assistance Payments dated as of April 1, 2018, executed by Borrower in favor of Issuer;

J. All other "**Loan Documents**" relating to the "**Loan**" (as each such term is defined in that certain Loan Agreement dated as of even date with the Trust Deed and executed in connection with the Trust Deed and the above-referenced Note by Borrower) secured by the Trust Deed;

All documents described above in Items B through J are unrecorded unless otherwise stated.

The foregoing grant is made to secure all obligations of Issuer under those certain Utah Housing Corporation Multifamily Housing Revenue Bonds (Osmond Heights and Normandie Apartments Project), Series 2018 in the principal amount of Ten Million and No/100ths Dollars (\$10,000,000.00) issued by Issuer, dated as of April 1, 2018, and all renewals, modifications and extensions thereof.

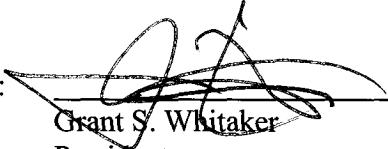
The Bond Trustee hereby accepts the assignment made pursuant to this Assignment.

Dated as of April 1, 2018.

“ISSUER”:

UTAH HOUSING CORPORATION

By:



Grant S. Whitaker
President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

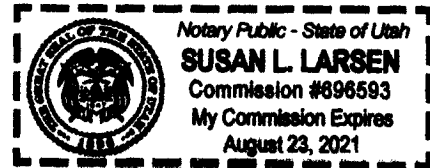
State of Utah)
County of Salt Lake)

On April 19, 2018, before me, Susan L. Larsen, a Notary Public, personally appeared Grant S. Whitaker, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



“BOND TRUSTEE”:

ZB N.A., dba ZIONS BANK
a national banking association

By: *Sandi Kinney*
Name: SANDI KINNEY
Title: VICE PRESIDENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Utah)
County of Salt Lake)

On April 24, 2018, before me, Verena S. Critser, a Notary Public, personally appeared Sandi Kinney, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Verena Critser



EXHIBIT "A"
REAL PROPERTY

All that certain real property situated in the City of Ogden, County of Weber, State of Utah, described as follows:

PARCEL 1:

All of Lots 26 through 32, Block 4, CROSEY ADDITION, Ogden City, Weber County, Utah, and part of the Northwest quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows (basis of bearing is North 89°09'45" West 1242.41 feet between the centerline monuments located at Orchard Avenue and Cook Street and Adams Avenue and Cook Street):

Beginning at the intersection of the North right of way line of 1st Street and the East right of way line of Jefferson Avenue, said point being 821.60 feet East and 882.98 feet South (partie) from the Northwest corner of said quarter section and running thence North 89°09'45" West along the North line of said 1st Street 203.97 feet; thence North 00°58'00" East along the West line of said Lot 31, Cropsey Addition 132.50 feet; thence South 89°09'45" East along the centerline of a vacated alley 15.00 feet; thence North 00°58'00" East to and along the West line of said Lot 32, Cropsey Addition 130.29 feet to the South line of the Ogden Weber Applied Technology Center property and a chainlink fence in a concrete wall; thence South 89°11'06" East along said South line and fence 476.66 feet to a chainlink line fence running North and South; thence South 01°16'26" West along said fence and its projection being the West line of the East 115.00 feet of Lot 36, Meadow Homes Subdivision No. 2 as recorded with the Weber County Recorder 146.05 feet; thence North 89°08'46" West along the North line of Lot 35, said subdivision and chainlink fence in concrete 53.56 feet to the Northwest corner of said lot; thence South 00°58'59" West along the West line of said subdivision (Lots 32 - 35) 249.94 feet; thence North 89°09'45" West 46.36 feet to a fence in a concrete retaining wall; thence North 18°38'52" West along said fence and wall 84.35 feet; thence North 48°03'21" West along a chain link fence in concrete 28.96 feet to a fence corner; thence North 88°33'43" West along a fence in a concrete curb wall 136.72 feet to the East right of way line of Jefferson Avenue; thence North 00°54'19" East 33.00 feet along said East line to the point of beginning.

PARCEL 2:

Part of Lots 2 through 4, Block 42, Plat A, Ogden City Survey, Weber County, Utah:

Beginning at the Southeast corner of said Lot 2 and running thence North 00°58'50" East 331.02 feet to the North line of said lot; thence North 89°01'27" West along the North line of said Lot 2 and Lot 3 and part of Lot 4 337.65 feet to a point which is South 89°01'27" East 59.50 feet from the Northwest corner of Lot 4; thence South 00°58'50" West 331.02 feet to the North line of 23rd Street; thence South 89°01'27" East along said North line 83.38 feet; thence North 00°58'50" East 122.00 feet; thence South 89°01'27" East 28.85 feet; thence North 00°58'54" East 43.00 feet; thence South 89°01'27" East 93.04 feet to the West line of said Lot 2; thence South 00°58'50" West along said West line 8.50 feet; thence South 89°01'27" East 82.50 feet; thence South 00°58'50" West 156.50 feet to said North line of said street; thence South 89°01'27" East along said North line 49.88 feet to the point of beginning.

Tax Id No.: 12-029-0065 and 01-036-0068