

PREPARED BY and RETURN AFTER RECORDING TO:
Capital Crossing Small Business Finance, LLC
Independence Corporate Park
Five Independence Pointe, Suite 140
Greenville, SC 29615

Loan No.: 20050929G
Loan Name: Jian Xing Family, LLC and Hunan City Restaurant, LLC dba Hunan City Re
SBA Loan No.: 9075474002

ASSIGNMENT OF TRUST DEED

STATE OF UTAH)
)
COUNTY OF UTAH)

FOR VALUE RECEIVED, BUSINESS LOAN CENTER, LLC, (“Assignor”), having a corporate address of Five Independence Pointe, Suite 140, Greenville, South Carolina 29615, has this day transferred, sold, assigned, conveyed and set over to **Capital Crossing Small Business Finance, LLC** (“Assignee”), having a corporate address of Five Independence Pointe, Suite 140, Greenville, South Carolina 29615, all its rights, title and interest in and to a certain **Trust Deed**, executed by **Jian Xing Family LLC, a Utah limited liability company**, dated **9/29/2005**, recorded on **10/5/2005**, in Book N/A at Page(s) N/A, or as Instrument Number **113045:2005**, in the County of **Utah**, State of **Utah**.

The Assignor herein specifically transfers, sells, conveys and assigns to the above Assignee, its successors, representatives and assigns, the aforesaid **Trust Deed**, the property described on Exhibit A, the indebtedness secured thereby, and all the powers, options, privileges and immunities therein contained.

All notices concerning this Mortgage/ Deed of Trust should be sent to the following address:
Capital Crossing Small Business Finance, LLC, Independence Corporate Park, Five Independence Pointe, Suite 140, Greenville, SC 29615.

IN WITNESS WHEREOF, the Assignor has hereunto set its hand and seal this 29 day of **October, 2018**.

Witness 1:
Signed, Sealed and Delivered
in the Presence of:

BUSINESS LOAN CENTER, LLC

**Its Attorney-in-Fact under Limited Power of
Attorney dated August 28, 2018**

Print Name:
*Required in CT, FL, GA, LA & SC

Christina DelDonna

Name: Christina DelDonna
Title: Authorized Agent

Witness 2:
Signed, Sealed and Delivered
in the Presence of:

Print Name:
*Required in GA & LA

State of VIRGINIA
County of ARLINGTON

This the 29 day of **October, 2018** personally came before me **Christina DelDonna**, who being duly sworn says that **she/he** is the **Authorized Agent** of **Business Loan Center, LLC**, and that this instrument was signed by **her/him** on behalf of said company, by its authority and the said **Christina DelDonna** acknowledged the said instrument to be the act and deed of said company.

Notary Public: *[Signature]*
Print Name: *Christina Stevenson*
Commission Expires: *1/31/2022*



EXHIBIT A

Parcel 1

BEGINNING AT A POINT THAT IS SOUTH 931.18 FEET AND WEST 730.64 FEET FROM THE EAST ¼ CORNER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, BASED ON UTAH STATE PLANE COORDINATE, CENTRAL ZONE, AS PUBLISHED BY UTAH COUNTY SURVEYORS OFFICE AS ENTRY NO. 30470, IN BOOK 2170, ON PAGE NO. 239, THENCE NORTH 89° 46'29" WEST 378.14 FEET; THENCE NORTH 89° 21'42" WEST 280.00 FEET; THENCE NORTH 00°28'03" WEST ALONG A FENCELINE 417.41 FEET; THENCE SOUTH 88° 28'22" EAST ALONG A FENCE LINE 275.56 FEET; THENCE SOUTH 88° 19'10" EAST ALONG A FENCE LINE 385.40 FEET; THENCE SOUTH 00° 07'05" EAST 403.36 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING

BEGINNING AT A POINT THAT IS SOUTH 931.18 FEET AND WEST 730.64 FEET AND NORTH 89° 46'29" WEST 378.14 FEET FROM THE WEST 378.14 FEET FROM THE EAST ¼ CORNER OF SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, BASED ON UTAH STATE PLANE COORDINATE, CENTRAL ZONE, AS PUBLISHED BY UTAH COUNTY SURVEYORS OFFICE AS ENTRY NO. 30470, IN BOOK 2170, AT PAGE 239; THENCE NORTH 89° 21'42" WEST 280.00 FEET; THENCE NORTH 00° 29'03" WEST ALONG A FENCELINE 417.41 FEET; THENCE SOUTH 88° 28'22" EAST ALONG A FENCELINE 275.56 FEET; THENCE SOUTH 1° 05'57" EAST 413.25 FEET TO THE POINT OF BEGINNING.

NOW KNOWN AS LOT 1, PLAT A, HENLINE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

SUBJECT TO BOUNDARY LINE AGREEMENT, RECORDED AUGUST 16, 1993, AS ENTRY NO. 55571, IN BOOK 3220, AT PAGE 699.

LESS AND EXCEPTING WATER RIGHTS.

TAX PARCEL NO. 41-259-0001

Parcel 2

All of Lot 32, Plat B, Canyon Ridge Estates Subdivision, Spanish Fork, Utah, according to the official plat thereof on file in the office of the Recorder of Utah County, Utah.

Tax Parcel No. 36-465-0032