

WHEN RECORDED, MAIL TO:

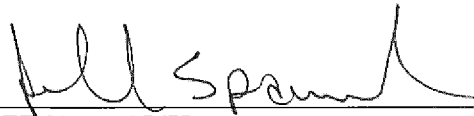
Barry N. Johnson
Bennett Tueller Johnson & Deere
3165 East Millrock Drive, Suite 500
Salt Lake City, Utah 84121

Parcel No: 27-056-0051
27-056-0045
27-056-0052

ASSIGNMENT OF TRUST DEED AND NOTE

Pursuant to that certain agreement between Jeff Spangler and Brent R. Tanner, dated September 28, 2019, and attached hereto as Exhibit A, JEFF SPANGLER, his successors and assigns ("Assignor"), hereby assigns and transfers to BRENT R. TANNER, whose address is 3323 North 900 West, Lehi, Utah 84043 that certain TRUST DEED WITH ASSIGNMENT OF RENTS dated July 20, 2018 and executed by TERRACOM HARMONY RIDGE COMMERCIAL, LLC and recorded in the Office of the Utah County Recorder on July 20, 2018 as Entry No. 68526:2018 (the "Trust Deed"), effective as of September 28, 2019. The Trust Deed encumbers the real property situated in Utah County, State of Utah and more particularly described as set forth on Exhibit B (the "Property"):

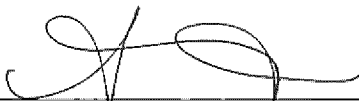
ASSIGNOR:



JEFF SPANGLER

STATE OF UTAH)
)ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 30th day of October 2020 by Jeff Spangler, who being duly sworn did say that he executed the same.



NOTARY PUBLIC

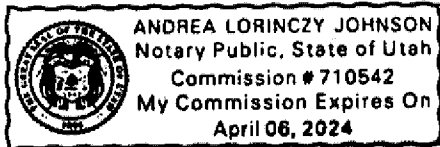


Exhibit A

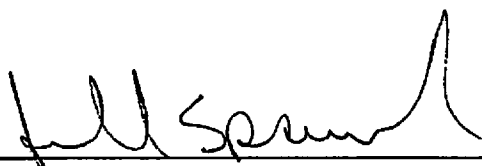
September 28, 2019

Jeff Spangler and Brent Tanner agree to a negotiated buyout of Jeff Spangler's note of \$3.5 million dollars at Harmony Ridge Commercial along with all the rights, positions, and interest attached to it. Brent Tanner agrees that for this note he will give up to Jeff Spangler 29% percent of his 50% interest in Commerce Ridge, LLC. Brent Tanner will remain as the sole Manager of Commerce Ridge, LLC with the corresponding rights and responsibilities. An Amended Operating Agreement has been created for Commerce Ridge, LLC showing the changes in personal ownership that has occurred because of the buyout of the Spangler note. To summarize, Jeff Spangler upon execution of this agreement will own 79% of Utah County Parcel 58:002:0174 which is an 11.73 acre Parcel of Commercial/High Density land in Traverse Mountain.

Both Parties agree that the deal is mutually beneficial to both Spangler and Tanner, and both parties agree that that they will hold each other harmless for any actions or for any representations made whatsoever. This transfer of assets is considered an equal transfer of assets. This transaction was initiated because Jeff Spangler felt that his note at Harmony Ridge was going to be difficult to collect on and his funds owed would not be paid in full.



Brent R Tanner



Jeff Spangler

EXHIBIT B

A portion of Section 34, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Mapleton, Utah, more particularly described as follows:

Beginning at a point located South 89°29'50" East along the Section line 735.52 feet and South 790.66 feet from the North 1/4 Corner of Section 34, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence South 36°54'22" East 153.94 feet; thence along the arc of a 677.00 foot radius curve to the left 275.57 feet through a central angle of 23°19'19" (chord: S48°34'02"E 273.67 feet); thence along the arc of a 877.00 foot radius curve to the left 400.21 feet through a central angle of 26°08'47" (chord: S73°18'04"E 396.75 feet); thence along the arc of a 427.00 foot radius curve to the left 105.84 feet through a central angle of 14°12'06" (chord: N86°31'29"E 105.57 feet); thence North 69°51'03" East 92.92 feet; thence northeasterly along the arc of a 421.00 foot radius non-tangent curve to the left (radius bears: N21°22'48"W) 199.87 feet through a central angle of 27°12'05" (chord: N55°01'09"E 198.00 feet); thence South 35°22'30" East 856.59 feet; thence South 18°54'20" East 343.80 feet; thence South 8°48'11" West 450.90 feet; thence South 1°01'02" East 1046.42 feet; thence S54°37'30" W 346.97 feet to the easterly right-of-way line of US Highway 6 & 89; thence North 35°22'30" West along said right-of-way line 2472.57 feet; thence northwesterly along the arc of a 490.00 foot radius non-tangent curve to the left (radius bears: N65°20'18"W) 444.99 feet through a central angle of 52°02'00" (chord: N1°21'18"W 429.86 feet) to a point of reverse curvature; thence along the arc of a 310.00 foot radius curve to the right 243.50 feet through a central angle of 45°00'18" (chord: N4°52'09"W 237.29 feet); thence North 17°38'00" East 78.10 feet; thence along the arc of a 600.00 foot radius curve to the right 263.67 feet through a central angle of 25°10'44" (chord: N30°13'22"E 261.56 feet) to the point of beginning.