

WHEN RECORDED RETURN TO:

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15 West South Temple, Suite 1200
Salt Lake City, Utah 84101

APN: 27-056-0052

CTA 136462-CAB

ASSIGNMENT OF BENEFICIAL INTEREST UNDER DEED OF TRUST

For valuable consideration, the receipt and sufficiency of which are acknowledged, **BRENT R. TANNER**, an individual ("Assignor"), as of November 18, 2020, grants, conveys, transfers, and assigns to **RED FOXX, LLC**, a Delaware limited liability company ("Assignee"), all of Assignor's right, title and interest as beneficiary in and to that certain Deed of Trust executed by Terracom Harmony Ridge Commercial, LLC, as trustor, in favor of Liberty Title, as trustee, for the benefit of Brent R. Tanner, as beneficiary, dated July 20, 2018 and recorded July 20, 2018 as Entry No. 68526:2018 in the Official Records of Utah County, Utah (as amended, the "Deed of Trust"), encumbering the real property described on **Exhibit A** attached hereto (which is incorporated herein and made a part hereof) and all related buildings and improvements and certain personal property more particularly described in the Deed of Trust.

The recordation of this Assignment of Beneficial Interest under Deed of Trust (the "Assignment") evidences an assignment to Assignee of all of Assignor's rights as a lender, payee, holder, and/or beneficiary in all documents and instruments evidencing or securing the indebtedness of trustor to beneficiary, as described in the Deed of Trust, including all money due and that may become due from trustor, together with all rights accrued or that may accrue in favor of beneficiary under the Deed of Trust. Assignor makes this absolute and irrevocable assignment to Assignee and its successors and assigns, subject only to the terms and conditions of the above-described Deed of Trust. This Assignment is made without recourse to Assignor.

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Assignor has executed this Assignment as of the date first set forth above.

Brent R. Tanner

BRENT R. TANNER, an individual

“Assignor”

State of UTAH

ss.

County of SALT LAKE

On this 18 day of November, in the year 2020, before me LISA TRACY, a notary public, personally appeared BRENT R. TANNER, an individual, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he/she executed the same.

(Notary Seal)

Lisa Tracy
Notary Signature

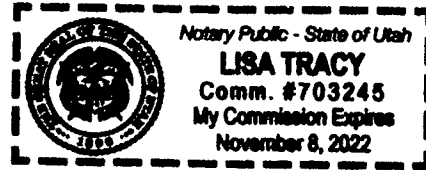


EXHIBIT A

LEGAL DESCRIPTION

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

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.