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1/10/2018 12:37:00 PM \$16.00
Book - 10637 Pg - 4249-4251
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Pacific Western Bank

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Loan No. 440000 1840

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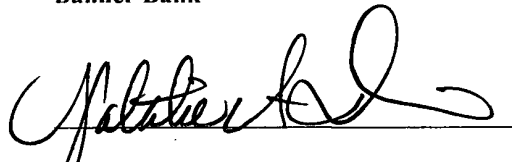
ASSIGNMENT OF DEED OF TRUST/MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT, FIXTURE FILING,(AND LOAN)

Banner Bank ("Assignor"), having an office at 3250 Ocean Park Boulevard, Suite 210, Santa Monica, California 90405, is the holder of the **Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing** dated September 18, 2017 from Covey Apartments Salt Lake City LLC, a Utah limited liability company in favor of Assignor recorded on September 27, 2017 under recording no. 12625091; Book: 10603, Pg: 965-990 in the records of Salt Lake County Recorder, Utah (together with any amendments, renewals, extensions, or modifications thereto, this Instrument).

Assignor hereby sells, assigns, transfers and conveys all the right, title and interest of Assignor in and to the following to Pacific Western Bank, a California state-chartered bank, and its successors and assigns ("Assignee"), with an address at 5404 Wisconsin Avenue, Second Floor, Chevy Chase, Maryland 20815, Attention: Portfolio Manager - REG, (a) this Instrument and all obligations secured thereby, (b) the loan secured by the **Deed of Trust/Mortgage, Assignment of Rents, Security Agreement, and Fixture Filing**; and (c) all promissory notes and other documents, instruments and agreements evidencing, securing, guaranteeing or otherwise governing the terms of such loan (including but not limited to all environmental indemnity agreements entered into in connection with such loan, whether or not the same are included in the **Deed of Trust/Mortgage, Assignment of Rents, Security Agreement, and Fixture Filing** and whether or not the same are secured). This assignment is made without recourse, representations or warranties of any kind, except for those set forth in the related purchase and sale agreement between Assignor and Assignee.

Executed under seal as of the 27 day of December, 2017

Banner Bank


By Natalie Irwin

Its AVP, Commercial Loan Servicing Manager

STATE OF WASHINGTON
COUNTY OF SPOKANE

On this 27th DAY OF December, 2017

before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Natalie Irwin, to me known to be the Assistant Vice President of the Corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Toni A. Freeman

Notary Public in and for the State of Washington,

Residing at *Shoreline*

My appointment expires on *7/16/20*

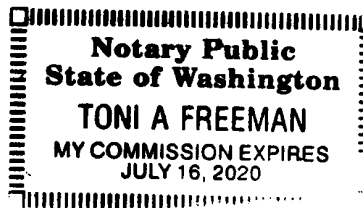


EXHIBIT "A"
DESCRIPTION OF THE LAND

THE LAND REFERRED TO HEREIN IS SITUATED IN SALT LAKE COUNTY, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT WHICH IS ON THE NORTHEAST CORNER OF LOT 4, BLOCK 14, PLAT "D", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 89°58'44" WEST 222.742 FEET ALONG THE NORTH LINE OF LOT 4 TO A POINT ON THE NORTH LINE OF LOT 3; THENCE SOUTH 00°01'16" EAST 165.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 3; THENCE NORTH 89°58'33" EAST 56.273 FEET ALONG THE SOUTH LINE OF LOT 3 TO A POINT ON THE SOUTH LINE OF LOT 4; THENCE SOUTH 00°02'56" EAST 2.104 FEET; THENCE NORTH 89°38'30" EAST 36.307 FEET; THENCE NORTH 00°17'39" EAST 1.892 FEET TO A POINT ON THE SOUTH LINE OF LOT 4; THENCE NORTH 89°58'33" EAST 130.159 FEET ALONG THE SOUTH LINE OF LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 00°01'27" EAST (AS SURVEYED NORTH 00°01'27" WEST) 164.989 FEET ALONG THE EAST LINE OF LOT 4 TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH IS ON THE SOUTHEAST QUARTER OF LOT 1, BLOCK 14, PLAT "D", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 89°58'45" WEST 247.500 FEET; THENCE NORTH 00°01'27" WEST 165.000 FEET; THENCE NORTH 89°58'33" EAST 81.023 FEET; THENCE SOUTH 00°02'56" EAST 2.104 FEET; THENCE NORTH 89°38'30" EAST 36.307 FEET; THENCE NORTH 00°17'39" WEST (AS SURVEYED NORTH 00°17'39" EAST) 1.892 FEET; THENCE NORTH 89°58'33" EAST 130.159 FEET; THENCE SOUTH 00°01'27" EAST 165.013 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

A PERPETUAL RIGHT-OF-WAY APPURTENANT TO PARCEL 2 AS DISCLOSED BY THAT CERTAIN DEED RECORDED JUNE 16, 1916, AS ENTRY NO. 361630, IN BOOK 10-H, AT PAGE 132, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 3-1/2 RODS WEST OF THE NORTHEAST CORNER OF LOT 3, BLOCK 14, PLAT "D", SALT LAKE CITY SURVEY; AND RUNNING THENCE WEST 4 FEET; THENCE SOUTH 10 RODS; THENCE EAST 8 FEET; THENCE NORTH 10 RODS; THENCE WEST 4 FEET TO THE POINT OF BEGINNING.

PARCEL 2B:

A RIGHT OF WAY AND EASEMENT AS CREATED AND DEFINED IN THAT CERTAIN PERPETUAL PARKING EASEMENT AGREEMENT, RECORDED JULY 19, 2001 AS ENTRY NO. 7952463 IN BOOK 8480 AT PAGE 5332 OF OFFICIAL RECORDS.

APN: 09-31-380-037 & 09-31-380-038

PROPERTY ADDRESS: 166 EAST FIRST AVENUE, SALT LAKE CITY, UT 84103 & 239 EAST SOUTH TEMPLE, SALT LAKE CITY, UT 84111