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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

RECORDING REQUESTED BY:
Mountain West REIT, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052
Loan # 839

APN: 15-12-277-012, 15-12-277-013 and 15-12-277-018

CT-1083660 - CAP 15-12-277-02

ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF RIGHTS

This ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF RIGHTS dated July 1, 2019 ("Assignment"), is made and executed between MOUNTAIN WEST DEBT FUND, LP, a Delaware limited partnership (the "Assignor") and MOUNTAIN WEST REIT, LLC, a Delaware limited liability company ("Assignee").

Assignor has, for value received, assigned, transferred, and set over, and does hereby assign, transfer and set over, unto Assignee the following:

- (1) CONSTRUCTION Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated December 20, 2018 and recorded in the office of the Salt Lake County Recorder on December 21, 2018 as Entry Number 12908016 (the "Deed of Trust").
- (2) Assignment of Rights under Covenants, Conditions and Restrictions, Sales Agreements, Permits, and Development Documents dated December 20, 2018 and recorded in the office of the Salt Lake County Recorder on December 21, 2018 as Entry Number 12908017 (the "Assignment of Rights").

The Deed of Trust and Assignment of Rights were given to secure the performance obligations evidenced by a Secured Promissory Note (the "Note") and the other loan documents (the "Loan Documents"). Assignor has, for value received, assigned, transferred, and set over, and does hereby assign, transfer and set over, unto Assignee the Note and Loan Documents as of the date herewith.

REAL PROPERTY DESCRIPTION. The Deed of Trust and Assignment of Rights encumber the real property which is described in Exhibit A.

CONTINUING VALIDITY. Except as expressly assigned above, the terms of the original Deed of Trust and Assignment of Rights shall remain unchanged and in full force and effect. Nothing in this Assignment shall constitute a satisfaction of the Note.

Exhibit A
Real Property Description

PARCELS 1 AND 2:

All of Lots 11 and 12, of WALKER'S SUBDIVISION, of Block 4, Plat "A", Salt Lake City Survey, excepting therefrom the following described tract: Commencing 125.5 feet West of the Northeast corner of Lot 11, said Walker's Subdivision and running thence West 23 feet; thence South 245 feet; thence East 23 feet; thence North 245 feet to the place of beginning.

PARCEL 3:

A parcel of land located within Lots 11 and 12, Block 4, Plat "A", WALKER'S SUBDIVISION, Salt Lake City Survey, within Salt Lake City, State of Utah, more particularly described as follows:

Beginning at the Northwest corner of said Lot 11; thence South 00°01'41" East, along the West lines of said Lots 11 and 12, parallel to and 8.5 feet Westerly of the Denver and Rio Grande Western Railroad Company's former I.C.C. Track 62-S6A2, a distance of 245.0 feet to the Southwest corner of said Lot 12; thence East, along the South line of Lot 12, a distance of 15.5 feet to the existing West property line of Glade Candy Company; thence North 00°01'41" West, along said existing West property line of Glade Candy Company parallel to and 7.0 feet Easterly of said I.C.C. Track 62-S6A2, a distance of 245.0 feet to a point on the North line of said Lot 11; thence West, along said North line of Lot 11 a distance of 15.5 feet to the point of beginning.

NOTE: Parcel Identification Numbers: 15-12-277-012, 15-12-277-013 and 15-12-277-018 (for reference purposes only)

The Land described herein also known by the street address of:
55 West 800 South
Salt Lake City, UT 84101