

When Recorded Return To:

Meyers Roman Friedberg & Lewis
Attention: Alan N. Hirth
28601 Chagrin Boulevard, Suite 500
Cleveland, Ohio 44122

APN: 21-24-351-024-0000, 21-24-351-043-0000

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6/2/2017 10:39:00 AM \$19.00
Book - 10563 Pg - 8305-8308
Gary W. Ott
Recorder, Salt Lake County, UT
BENNETT TUELLER JOHNSON DEERE
BY: eCASH, DEPUTY - EF 4 P.

**ASSIGNMENT OF DEED OF TRUST,
ASSIGNMENT OF RENTS, SECURITY AGREEMENT
AND FIXTURE FILING**

ROYAL BREEZE, LLC, a Delaware limited liability company (“Assignor”), whose address is c/o National Corporate Research, 850 New Burton Road, Suite 201, Dover, Delaware 19904, for value received, effective as of July 23, 2016, does hereby grant, bargain, sell, assign, transfer and set over to **GREENAIR, INC.**, an Ohio corporation with address of 23569 Center Ridge Road, Westlake, Ohio 44145, and its successors and assigns (hereinafter referred to as “Assignee”), all of its right, title and interest in and to the following:

A Deed of Trust dated July 21, 2016, given by ATS Warehouse, LLC, as Trustor, in favor of Metro National Title, a title and escrow company, as Trustee, for the benefit of Assignor, as beneficiary, and recorded on August 4, 2016, as document no. 12335458 in the office of the Salt Lake County Recorder, as the same may be amended or modified.

The Deed of Trust, as such may have been assigned and modified, covers the described property as set forth on Exhibit A attached hereto.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WRITTEN OR ORAL, BY ASSIGNOR. THE CONVEYANCE IS “AS IS” AND “WITH ALL FAULTS,” WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, INCLUDING AS TO COLLECTABILITY, ENFORCEABILITY, VALUE OF COLLATERAL, ABILITY OF ANY OBLIGOR TO REPAY, CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, BY ANY PERSON.

[Remainder of Page Intentionally Left Blank.]

EXHIBIT A

LEGAL DESCRIPTION

That certain real property located in Salt Lake County, State of Utah and described as follows:

Parcel 1:

Beginning at a point which is South 0°20'37" West 1497.05 feet, North 88°30' East 475.20 feet, North 88°48'20" East 131.90 feet and East 286.70 feet from the West quarter corner of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 118.76 feet; thence North 73°00' East 177.36 feet; thence North 66.00 feet; thence East 66.00 feet; thence South 27°00' East 1.47 feet; thence South 25°37' West 260.96 feet; thence West 123.46 feet to the point of beginning.

Parcel 1A:

Together with a non-exclusive right of way for ingress and egress as disclosed by that certain Quit Claim Deed recorded December 21, 1994 as Entry No. 4031316 in Book 5617 at Page 452, over the following described property:

Beginning at a point on the West line of Section, said point being North 0°20'37" East 1110.45 feet from the Southwest corner of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian, (said point being also described as 184.80 feet South and South 0°29'37" West 16.51 feet from the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 24); and running thence North 88°34'00" East 607.20 feet; thence East 405.26 feet to the West line of the Union Pacific Railroad Right of Way; thence North 25°39'16" East 18.30 feet; thence West 413.18 feet; thence South 88°34'00" West 607.10 feet; thence South 0°20'37" West 16.51 feet to the point of beginning.

Parcel 2:

A Parcel of land situate in the Southwest Quarter of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, State of Utah, said Parcel being more particularly described as follows:

Beginning at a point which is North 00°19'16" East 1094.130 feet along the Section line and North 88°32'39" East 607.826 feet and North 89°58'39" East 284.720 feet from the Southwest corner of said Section 24; thence North 00°01'21" West 32.800 feet to the Southwest corner of Parcel #3 as defined in that certain Quit Claim Deed recorded December 24, 1998 in Book 8208, Page 1188; thence North 89°58'39" East 123.978 feet along the South line of said Parcel #3 to a point on the West boundary line of the Oregon Short Line Railroad as defined in that certain Warranty Deed recorded July 28, 1904 in Book 6-R, Page 112; thence South 25°21'40" West 36.305 feet along said West line; thence South 89°58'39" West 108.415 feet to the point of beginning.

Parcel 2A:

Together with and subject to a Right of Way for roadway and utilities as disclosed by that certain Quit Claim Deed recorded November 12, 2003 as Entry No. 8888503 in Book 8909 at Page 6634 and that Affidavit recorded November 13, 2003 as Entry No. 8892230 in Book 8911 at page 94, across the following described property:

Beginning at a point which is North 00°19'16" East 1094.130 feet along the Section line and North

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88°32'39" East 607.826 feet and North 89°58'39" East 32.920 feet from the Southwest corner of said Section 24; thence North 00°01'21" West 16.300 feet to a point on the South line of Parcel No. 2 as defined in that certain Warranty Deed recorded June 15, 1993 in Book 6686, Page 0405; thence North 89°58'39" East 367.949 feet along said South line to a point on the West boundary line of the Oregon Short Line Railroad as defined in that certain Warranty Deed recorded July 28, 1904 in Book 6-R, Page 112; thence South 25°21'40" West 18.042 feet along said West line; thence South 89°58'39" West 360.215 feet to the point of beginning.

Parcel ID numbers: 21-24-351-024-0000, 21-24-351-043-0000.

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