



W3042192

RECORDING REQUESTED BY:
Mountain West REIT, LLC
c/o Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052
Loan # 709

E# 3042192 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
19-Mar-20 0436 PM FEE \$56.00 DEP TN
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

APN: 21-126-0001; 21-126-0007; 21-126-0002; 21-126-0008; 21-126-0003; 21-130-0001;
21-130-0002; 21-130-0003; 21-126-0006; 21-130-0004; 21-130-0005; 21-130-0006; 21-130-0007;
21-126-0011; 21-126-0012; 23-012-0022; 21-001-0014; 21-001-0015; 21-111-0001 AND 20-011-
0005

ASSIGNMENT OF DEED OF TRUST AND RIGHTS

This ASSIGNMENT OF DEED OF TRUST AND RIGHTS dated July 1, 2019 (“Assignment”), is made and executed between MOUNTAIN WEST DEBT FUND, LP, a Delaware limited partnership (“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:

(1) the Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated July 15, 2016 and recorded in the office of the Weber County Recorder on July 15, 2016 as Entry Number 2803929, as modified by a Modification of Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated and recorded December 13, 2016 in the Office of the Weber County Recorder as Entry Number 2831753, as further modified by a Modification of Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated and recorded May 1, 2017 in the Office of the Weber County Recorder as Entry Number 2854988 (“Deed of Trust”);

(2) the Assignment of Rights Under Covenants, Conditions and Restrictions, Sales Agreements, Permits, and Development Documents dated July 15, 2016 and recorded in the office of the Weber County Recorder on July 15, 2016 as Entry Number 2803930 (“Assignment of Rights”); and

(3) the Notice of Claim of Interest dated July 15, 2016 and recorded in the office of the Weber County Recorder on July 18, 2016 as Entry Number 2804059 (“Notice”).

The Deed of Trust, Assignment of Rights and Notice were given to secure the performance obligations evidenced by a Secured Promissory Note (“Note”) and the other loan documents (“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.

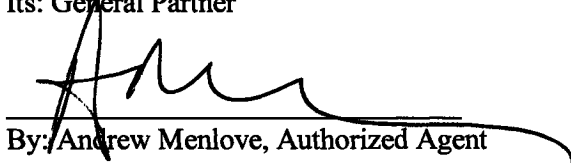
REAL PROPERTY DESCRIPTION. The Deed of Trust, Assignment of Rights, and Notice encumbers the real property described therein and attached hereto.

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

This ASSIGNMENT is dated July 1, 2019.

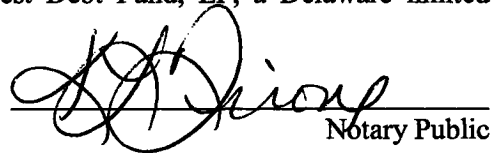
“ASSIGNOR”

MOUNTAIN WEST DEBT FUND, LP,
a Delaware limited partnership
by: Taylor Derrick Capital, LLC
Its: General Partner

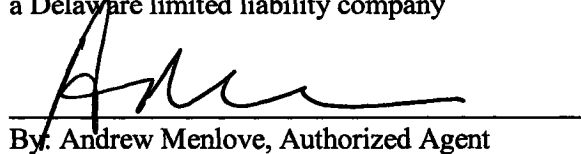

By: Andrew Menlove, Authorized Agent

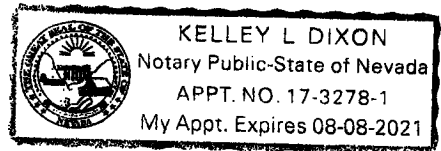
STATE OF NEVADA }
 } ss.
COUNTY OF CLARK }

The foregoing instrument was ACKNOWLEDGED before me on this 1st day of July 2019, by Andrew Menlove, Authorized Agent of Mountain West Debt Fund, LP, a Delaware limited partnership.


Notary Public

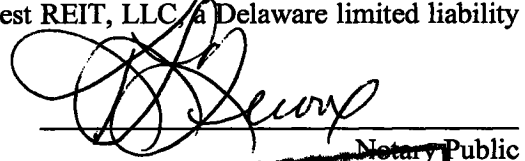
“ASSIGNEE”
MOUNTAIN WEST REIT, LLC,
a Delaware limited liability company


By: Andrew Menlove, Authorized Agent


KELLEY L DIXON
Notary Public-State of Nevada
APPT. NO. 17-3278-1
My Appt. Expires 08-08-2021

STATE OF NEVADA }
 } ss.
COUNTY OF CLARK }

The foregoing instrument was ACKNOWLEDGED before me on this 1st day of July, 2019, by Andrew Menlove, Authorized Agent of Mountain West REIT, LLC, a Delaware limited liability company.


Notary Public

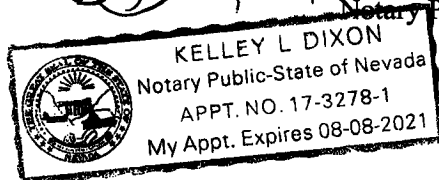

KELLEY L DIXON
Notary Public-State of Nevada
APPT. NO. 17-3278-1
My Appt. Expires 08-08-2021

Exhibit A
Real Property Description

PARCEL 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HUNTSVILLE, WEBER COUNTY, STATE OF UTAH IS DESCRIBED AS FOLLOWS:

Lots 1, 2, 3, 6 and Private Roadways within THE SANCTUARY SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah.

Lots 4, 5, 7 and 8 within THE SANCTUARY FIRST AMENDMENT SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah.

Lots 4 and 5 (the same being the East half of the Northeast quarter) of Section 4, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion lying within the bounds of The Sanctuary Subdivision and The Sanctuary First Amendment Subdivision.

The Northwest quarter of Section 3, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion lying within the bounds of The Sanctuary Subdivision and The Sanctuary First Amendment Subdivision.

The Southwest quarter of Section 34, Township 7 North, Range 2 East, Salt Lake Base and Meridian.

ALL OF THE ABOVE DESCRIBED PROPERTY IS TOGETHER WITH a perpetual easement for ingress, egress and utilities over and across the existing 50' private road as more particularly described and conveyed in that certain Right of Way and Easement recorded January 14, 1998 as Entry No. 1515370 in Book 1901 at Page 2685, and in that certain Easement Agreement and Declaration of Covenants recorded September 23, 2004 as Entry No. 2058175 of official records.

All of Lot 99, GREEN HILL COUNTRY ESTATES, PHASE NO. 6, LOT 99 - FIRST AMENDMENT, according to the official plat thereof as recorded in the office of the Weber County Recorder.

All of the parcels of land located in Weber County, State of Utah, identified by the following Tax Parcel Numbers: 21-126-0001; 21-126-0007; 21-126-0002; 21-126-0008; 21-126-0003; 21-130-0001; 21-130-0002; 21-130-0003; 21-126-0006; 21-130-0004; 21-130-0005; 21-130-0006; 21-130-0007; 21-126-0011; 21-126-0012; 23-012-0022; 21-001-0014; 21-001-0015 and 21-111-0001

PARCEL 2

Part of the Southwest quarter of Section 12, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point North $89^{\circ}27'35''$ West along the section line 1078.9 feet from the Southeast corner of said Southwest quarter section and running thence North $00^{\circ}32'25''$ East 262.20 feet, to fence corner; thence South $71^{\circ}15'$ West, along fence, 326.43 feet; thence South $00^{\circ}32'25''$ West 154.36 feet, to the South line of said section at a point South $89^{\circ}27'35''$ East 1281.05 feet from the Southwest corner of said Section 12; thence South $89^{\circ}27'35''$ East 308.10 feet to the point of beginning.

EXCEPTING THEREFROM any portion of the above described property that may lie within the Pineview Dam boundary.

ALSO: A part of the Northwest quarter of Section 13, Township 6 North, Range 1 East, Salt Lake Meridian, U.S. Survey:

Beginning at a point on the North line of said quarter section, 983.4 feet West from the Northeast corner of said quarter section and running thence South 4 chains, more or less, to the center line of the county road; thence North $60^{\circ}30'$ West 7.59 feet; thence North 226.6 feet, to the North line of said quarter section; thence East, along said North line, 6.6 feet to the place of beginning.

EXCEPTING that portion within the boundaries of the county road.

ALSO: Part of the Northwest quarter of Section 13, Township 6 North, Range 1 East, Salt Lake Meridian, U.S. Survey:

Beginning at a point 990 feet West from the Northeast corner of said quarter section and running thence South 226.6 feet, to the center of the county road; thence North $60^{\circ}30'$ West, along said center line to the North line of said quarter section; thence East, along said North line, to the place of beginning.

EXCEPTING that portion lying within the boundaries of the county road.

ALSO EXCEPTING THEREFROM any portion of the above described property that may lie within the Pineview Dam boundary.