

FORM OF COLLATERAL ASSIGNMENT OF DEED OF TRUST

When recorded, return to:

Matthew Jarrett
Western State Bank
976 W. Chandler Blvd.
Chandler, AZ 85225

COLLATERAL ASSIGNMENT OF LOAN DOCUMENTS AND BENEFICIAL INTEREST IN DEED OF TRUST

FOR VALUE RECEIVED, this Collateral Assignment of Loan Documents and Beneficial Interest in Deed of Trust ("Assignment") is dated as of August 6, 2021 and is executed and delivered by BELL ROCK INCOME FUND 1, LLC, a Delaware limited liability company ("Assignor"), whose address is 6628 E. Baseline Rd Suite 101 Mesa, AZ 85206, in favor of WESTERN STATE BANK ("Assignee"), whose address is 976 W Chandler Blvd, Chandler, AZ 85225, Attention: Matthew Jarrett.

WHEREAS, **JAINSONS PROPERTIES, LLC** (the "Borrower"), executed that certain Deed of Trust dated June 2, 2021 and recorded on June 3, 2021 in the Official Records of **Davis** County, **Utah** as Document Number E 3387994 B 7773 PG 599-625 (the "**Deed of Trust**") for the benefit of Assignor, as beneficiary, to secure the payment of a Promissory Note dated June 2, 2021, payable by Borrower to Assignor, in the original principal amount of \$975,000.00, together with interest thereon, as modified (the "Note").

NOW THEREFORE, in consideration of the line of credit loan as evidenced by the Revolving Loan and Security Agreement dated July 12, 2017 ("Line of Credit Loan") between Assignor and Assignee and other good and valuable consideration paid to Assignor, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby assigns unto Assignee as collateral security for the note evidencing the Line of Credit Loan, the Deed of Trust and the Note secured thereby, together with all monies now owing or that may hereafter become due or owing in respect thereof, and the full benefit of all the powers and of all the covenants and provisos

therein contained, and the Assignor hereby grants and conveys unto the Assignee, all of Assignor's interest, if any, in and to the property, situate in the County of **Davis** State of **Utah** more particularly described on Exhibit A (the "Property").

TO HAVE AND TO HOLD the Note, the Deed of Trust and the Property forever, subject to the terms contained in this Assignment, the Note, and the Deed of Trust.

This Assignment is entered into by and between Assignor and Assignee. This Assignment and the covenants herein shall inure to the benefit of and be binding upon the successors and assigns of the respective parties. This Assignment shall be construed and enforced according to the laws of the State of Arizona.

IN WITNESS WHEREOF, the Assignor has executed this Collateral Assignment of Loan Documents and Beneficial Interest in Deed of Trust the day and year first above written.

BELL ROCK INCOME FUND 1, LLC, a Delaware limited liability company

By: BRF1 Manager, LLC, an Arizona limited liability company, its Managing Member

By: [Signature]
Name: Spencer Owens
Title: Manager

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing Collateral Assignment of Loan Documents and Beneficial Interest in Deed of Trust was acknowledged before me this 6 day of August, 2021, by Spencer Owens as Manager of BRF1 Manager, LLC, an Arizona limited liability company, as Managing Member of BELL ROCK INCOME FUND 1, LLC, a Delaware limited liability company, on behalf of the company.

[Signature]
Notary Public

My commission expires:
December 17, 2021

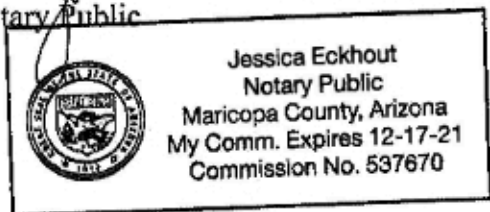


EXHIBIT A
to Collateral Assignment of Loan Documents and Beneficial Interest in Deed of Trust

LEGAL DESCRIPTION OF THE PROPERTY

All that real property situated in 342 E Center St, Kaysville, UT 84037, County of Davis, State of Utah, more particularly described as follows:

The North half of Lot 6, Block 3, Plat A, Kaysville Townsite Survey.

Tax ID Number: 11-109-0017