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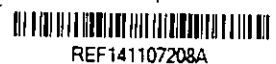
ENT 3543:2018 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Jan 11 10:11 am FEE 15.00 BY SW
RECORDED FOR CSC

Recording Requested By:
Pacific Western Bank

Return Recorded Document To:
Document Recording Services
P.O. Box 3008
Tallahassee, FL 32315-3008

Loan No. 440000 1895

SPACE ABOVE LINE FOR RECORDER'S USE



REF141107208A

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 26, 2017 from Western Investments Estates, LLC, a Utah limited liability company in favor of Assignor recorded on, October 2, 2017 under recording no. 97376:2017 in the records of Utah 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

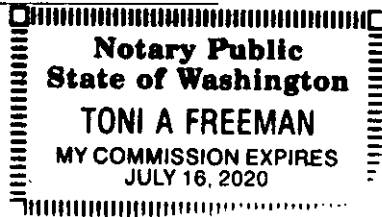


EXHIBIT "A"
DESCRIPTION OF THE LAND

THE LAND DESCRIBED BELOW IS SITUATED IN THE COUNTY OF UTAH, STATE OF UTAH:

Parcel #1:

Beginning at a point on the North right of way line of 200 North Street, Provo, Utah, which beginning point is West along said right of way line 75.0 feet from the Southeast corner of Block 92, Plat "A", Provo City Survey of Building Lots; thence West along the North line of said 200 North Street 123.00 feet; thence North 198.00 feet; thence East 49.50 feet; thence North 1.39 feet; thence East 148.50 feet to the West right of way line of 300 West Street, Provo, Utah; thence South along the West line of 300 West Street, 50.89 feet; thence West 75.00 feet; thence South 148.5 feet to the point of beginning.

Parcel #1A:

TOGETHER WITH an easement and right of way for ingress and egress to and from the premises described above, to be held in common with the owner of property adjoining on the East, as a right of way for said parties, their heirs and assigns, over the following described tract:

Commencing 9 rods North of the Southeast corner of Block 92, Plat "A", Provo City Survey of Building Lots; thence West 75 feet; thence South 12 feet; thence East 75 feet; thence North 12 feet to the place of beginning.

APN: 04-087-0029

PROPERTY ADDRESS: 344 WEST 200 NORTH, PROVO, UT 84601