

Assignment of Trust Deed Page 1 of 4
 Russell Shirts Washington County Recorder
 11/01/2018 12:37:29 PM Fee \$18.00 By FIRST
 AMERICAN TITLE-NCS-SLC1

When recorded return to:
 Utah Certified Development Company
 5333 South Adams Ave., Suite B
 Ogden, Utah 84405

FAT6 NCS-914034
 Property Tax ID: SG-5-2-31-3397

**ASSIGNMENT OF NOTE, TRUST DEED, GUARANTEE(S),
 SECURITY AGREEMENT, FINANCING STATEMENTS**

STATE OF UTAH

COUNTY OF WASHINGTON

FOR VALUE RECEIVED, the undersigned hereby transfers, sets over and assigns unto U.S. Small Business Administration, an Agency of the United States, all of its right, title and interest in and to the following:

(1) That certain Promissory Note dated October 30, 2018, in the face principal amount of \$2,507,000.00 executed by **Nisha Hospitality, LLC**, as Borrower, in favor of Utah Certified Development Company as Lender.

(2) That certain Security Agreement with accompanying UCC-1 Financing Statements executed by **Nisha Hospitality, LLC**, as Debtor in favor of Utah Certified Development Company, as Secured Party.

(3) That certain Trust Deed dated October 30, 2018, between **Nisha Hospitality, LLC**, as Trustor, **Utah Certified Development Company**, as Beneficiary, and U.S. Small Business Administration, as Trustee, and recorded NOVEMBER 01, 2018, in the office of the WASHINGTON County Recorder, State of Utah, as Entry No. 2018 0044015, with the real property subject to such Trust Deed more particularly described on attached Exhibit "A".

(4) That certain Guarantee(s) dated October 30, 2018, executed by **Mayur G. Dubal and Rita M. Dubal**, as Guarantor(s) in favor of Utah Certified Development Company as Lender.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed and its seal affixed by its duly authorized officer this 30th day of October, 2018.

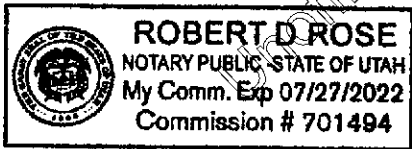
UTAH CERTIFIED DEVELOPMENT COMPANY

By: Caryl A. Eriksson
Caryl A. Eriksson, Vice President

ATTEST: Tandra Humpherys
Tandra Humpherys, Assistant Secretary

NOTARY ACKNOWLEDGEMENT

On this 30th day of October, 2018, personally appeared before me, Caryl A. Eriksson and Tandra Humpherys, who being by me duly sworn, did say that they are the Vice President and Assistant Secretary, respectively, of Utah Certified Development Company, a Corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a Resolution of its Board of Directors.



[Signature]
NOTARY PUBLIC
Residing at: Ogden, Utah

EXHIBIT "A"

Debtor and Trustor: Nisha Hospitality, LLC
dba: DGI St. George

Secured Party and Beneficiary: Utah Certified Development Company and
The U. S. Small Business Administration

Real Property Description

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BEGINNING AT A POINT SOUTH 0°48'46" EAST 4.86 FEET ALONG THE SECTION LINE AND NORTH 89°12'12" EAST 196.18 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°12'12" EAST 410.58 FEET TO THE WEST LINE OF THE I-15 FRONTAGE ROAD AND A POINT ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 73°30'44" WEST 1349.86 FEET; THENCE SOUTHEASTERLY 362.02 FEET ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID FRONTAGE ROAD; THENCE SOUTH 89°00'06" WEST 183.06 FEET; THENCE SOUTH 0°59'54" EAST 144.20 FEET TO POINT ON THE NORTH LINE OF 1470 SOUTH STREET; THENCE NORTH 89°03'46" WEST 261.58 FEET ALONG THE NORTH LINE OF SAID 1470 SOUTH STREET; THENCE NORTH 0°48'46" WEST 61.00 FEET; THENCE NORTH 89°02'33" EAST 16.48 FEET; THENCE NORTH 0°48'46" WEST 99.72 FEET; THENCE SOUTH 89°02'33" WEST 33.00 FEET; THENCE NORTH 01°27'42" WEST 17.58 FEET; THENCE SOUTH 88°32'18" WEST 8.44 FEET; THENCE NORTH 0°58'28" WEST 36.63 FEET; THENCE NORTH 0°56'15" EAST 279.68 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND IN FEE TO THE CITY OF ST GEORGE, BY WARRANTY DEED RECORDED JULY 7, 2010 AS ENTRY NO. 20100022323: BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SW1/4SW1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARC DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE WESTERLY HIGHWAY RIGHT OF WAY LINE OF THE EXISTING I-15 FRONTAGE ROAD, WHICH POINT IS 4.86 FEET S.0°48'46"E. ALONG THE SECTION LINE AND 606.76 FEET, MORE OR LESS, N.89°12'12"E. FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; AND RUNNING THENCE S.89°12'12"W. 79.16 FEET TO A POINT 31.84 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF HILTON DRIVE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 108+58.25; THENCE S.00°47'43"E. 0.16 FEET; THENCE EASTERLY 53.51 FEET ALONG THE ARC OF A 76.00-FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S.70°27'34"E. 52.41 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 36.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 5.08 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS S.46°14'32"E. 5.08 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 286.00- FOOT RADIUS CURVE TO THE RIGHT; THENCE

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SOUTHEASTERLY 99.75 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS S.32°12'50"E. 99.25 FEET) TO SAID WESTERLY HIGHWAY RIGHT OF WAY LINE OF THE EXISTING I-15 FRONTAGE ROAD; THENCE NORTHERLY 109.63 FEET ALONG THE ARC OF A 1,349.86-FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS N.14°09'40"W. 109.60 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAPS OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS: BEGINNING AT A POINT ON THE NORTH LINE OF 1470 SOUTH STREET, SAID POINT BEING NORTH 00°48'46" WEST 838.26 FEET ALONG THE SECTION LINE AND SOUTH 89°03'46" EAST 213.00 FEET ALONG SAID NORTH LINE FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°48'46" WEST 61.00 FEET; THENCE NORTH 89°02'33" EAST 16.48 FEET; THENCE NORTH 00°48'46" WEST 74.38 FEET; THENCE NORTH 89°00'07" EAST 244.51 FEET; THENCE SOUTH 00°59'54" EAST 144.20 FEET TO THE NORTH LINE OF SAID 1470 SOUTH STREET; THENCE NORTH 89°03'47" WEST 261.57 FEET TO THE POINT OF BEGINNING.

SG-5-2-31-3337

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The address of such property is:

1450 South Hilton Drive, St. George, UT 84770-6752

The owner of such real property is:

Nisha Hospitality, LLC