

WHEN RECORDED, RETURN TO:

Eric T. Hunter  
Chapman and Cutler LLP  
215 South State Street, Suite 560  
Salt Lake City, UT 84111  
162411-MCF  
Tax ID: 03-050-0013, 03-050-0012,  
03-050-0017, 59-019-004 &  
66-921-0127

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

This Assignment of Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (this "*Assignment*"), is dated as of November 1, 2022, by Utah Charter School Finance Authority ("*Assignor*"), having an address at C180 State Capitol Complex, Salt Lake City, Utah 84114, to U.S. Bank Trust Company, National Association (the "*Trustee*"), having an address at 170 S. Main St., Salt Lake City, Utah 84101 ("*Assignee*").

KNOW ALL MEN BY THESE PRESENTS, that for value received, Assignor hereby grants, assigns and transfers to Assignee, without recourse or warranty of any kind, express or implied, all of Assignor's interest under that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing, dated as of November 1, 2022, recorded on November 14<sup>th</sup>, 2022, as Instrument No. 117602:2022 in the office of the records of Utah County, State of Utah (the "*Deed of Trust*"), relating to the property described in *Exhibit A*, by John Hancock Charter School Foundation, a nonprofit corporation duly organized and validly existing under the laws of the State of Utah, as trustor, together with the obligations secured by the Deed of Trust and all other instruments, documents and certificates executed in connection therewith.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first above written.

UTAH CHARTER SCHOOL FINANCE AUTHORITY,  
as Assignor

By Marlo W. Oaks  
Chair

STATE OF UTAH            )  
                                  ) ss.  
COUNTY OF SALT LAKE )

On this 22 day of September, 2022, before me, the undersigned Notary Public, personally appeared Marlo Oaks, who acknowledged himself to be the Chair of the Utah Charter School Finance Authority, and that the foregoing instrument was signed in behalf of said Utah Charter School Finance Authority by authority of a resolution adopted by its governing body, and acknowledged to me that said Chair executed the same on behalf of Utah Charter School Finance Authority.

Carissa Larsen  
Notary Public



**EXHIBIT A**

**DESCRIPTION OF PROPERTY**

The land is situated in Utah County, State of Utah and is described as follows:

**PLEASANT GROVE CAMPUS**

**PARCEL 1:**

Commencing at the Southeast corner of Lot 1 and Block 49, Plat "A", Pleasant Grove City Survey of Building Lots; thence North 360 feet to the Northeast corner of said Lot 1; thence West 165 feet along said lot line; thence South 360 feet to the South line of said Lot 1; thence East 165 feet to the place of beginning.

**PARCEL 2:**

Commencing 5.25 chains North and 2.50 chains West of the Southeast corner of Lot 1, Block 49, Plat "A", Pleasant Grove City Survey of Building Lots; thence West 1.50 chains; thence South 2.62 chains; thence East 1.50 chains; thence North 2.62 chains to beginning.

SUBJECT TO the effects, if any, of that certain Boundary Line Agreement recorded July 16, 2018 as Entry No. 66500:2018.

LESS AND EXCEPTING therefrom the following:

Beginning at a point that lies North 89°36'11" West 165.00 feet along the South line of Lot 1 from the Southeast corner of Lot 1, Block 49, Plat "A" Pleasant Grove City Survey of Building Lots; thence North 89°36'12" West 206.43 feet along said South line of Lot 1; thence North 00°16'01" East 171.22 feet to an old established fence line; thence South 89°48'53" East 81.88 feet along said old established fence line; thence North 00°02'16" West 58.99 feet; thence South 89°36'11" East 124.72 feet; thence South 00°13'53" West 230.51 feet to the point of beginning.

**EAGLE MOUNTAIN CAMPUS**

**PARCEL 3:**

Lot 127, SCARLET RIDGE PHASE "A" PLAT "1A", being more particularly described as follows:

Beginning at a point located North 0°10'12" East along section line 1710.58 feet and West 402.00 feet from the East Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°56'03" West 643.57 feet; thence North 0°10'27" East 371.21 feet; thence along the arc of a 326.50 foot radius curve to the left 124.64 feet through a central angle of

21°52'18" (chord bears North 10°45'42" West 123.88 feet); thence North 21°41'50" West 152.18 feet; thence along the arc of a 15.00 foot radius curve to the right 26.33 feet through a central angle of 100°33'59" (chord bears North 28°35'09" East 23.08 feet); thence North 78°52'09" East 0.10 feet; thence along the arc of a 262.00 foot radius curve to the right 51.20 feet through a central angle of 11°11'48" (chord bears North 84°28'03" East 51.12 feet); thence South 89°56'03" East 435.67 feet; thence South 0°03'57" West 195.00 feet; thence South 89°56'03" East 225.75 feet; thence South 0°10'12" West 464.50 feet to the point of beginning.

PARCEL 3A:

Non-exclusive access and utility easement, appurtenant to Parcel 3 described herein, as more particularly described in that certain Access and Easement Agreement recorded December 17, 2020 as Entry No. 201373:2020.

PARCEL 3B:

Non-exclusive access and utility easements, appurtenant to Parcel 3 described herein, as more particularly described in that certain Access and Easement Agreement recorded December 28, 2020 as Entry No. 208135:2020.

PARCEL 3C:

Non-exclusive access and utility easement, appurtenant to Parcel 3 described herein, as more particularly described in that certain Access and Easement Agreement recorded December 28, 2020 as Entry No. 208144:2020.

PARCEL 3D:

Non-exclusive roadway and utility easements, appurtenant to Parcel 3 described herein, as more particularly described in that certain Roadway & Utility Access Easement recorded July 15, 2021 as Entry No. 125171:2021.

Parcel Identification Numbers (both campuses): 03-050-0013, 03-050-0012, 03-050-0017 (effective 2023), 59-019-004 (parent parcel number), 66-921-0127 (effective 2023).