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4/4/2016 12:40:00 PM \$14.00  
Book - 10417 Pg - 8388-8390  
Gary W. Ott  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE SO JORDAN  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED MAIL TO:

Pacific Premier Bank  
17901 Von Karman Avenue, Suite 1200  
Irvine, CA 92614

Attn: Mark D. Whalen, SVP  
Loan Number: 4400001225

5360276917

SPACE ABOVE LINE FOR RECORDER'S USE

ASSIGNMENT OF DEED OF TRUST AND LOAN

Banner Bank, successor in interest to AmericanWest Bank ("Assignor"), having an office at 110 S. Ferrall Street, Spokane, WA 99202 is the holder of the Deed of Trust dated November 23, 2015 from Jager Apartments LLC, a Utah limited liability company, in favor of Assignor recorded on December 1, 2015, under recording no.12180043 in the records of Salt Lake County, Utah, together with any amendments, renewals, extensions, or modifications thereto, the "Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing".

Assignor hereby sells, assigns, transfers and conveys all the right, title and interest of Assignor in and to the following to Pacific Premier Bank, and its successors and assigns ("Assignee"), with an address at 17901 Von Karman Avenue, Suite 1200, Irvine, CA, 92614, (a) the Deed of Trust and all obligations secured thereby, (b) the Assignment of Leases and Rents, (c) the loan secured by the Deed of Trust (the "Loan"); and (d) all promissory notes and other documents, instruments and agreements evidencing, securing, guaranteeing or otherwise governing the terms of the Loan (including but not limited to all environmental indemnity agreements entered into in connection with the Loan, whether or not the same are included in the Deed of Trust and whether or not the same are secured); (e) any and all title insurance policies and endorsements relating to the Deed of Trust; and (f) all claims, suits, causes of action, and any other right of Assignor, whether known or unknown, against any obligor arising under or in connection with the Loan or the loan documents pertaining to the Loan or the transactions contemplated thereby. This assignment is made without recourse, representations or warranties of any kind, except for those set forth in that certain Loan Purchase and Sale Agreement between Assignor and Assignee dated March 15, 2016.

Executed as of the 8th day of March, 2016

Banner Bank, successor in interest to AmericanWest Bank

By Kim Becker

Kim Becker, Vice President

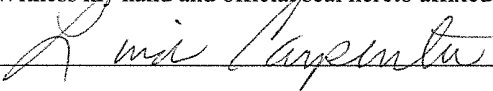
STATE OF WASHINGTON

COUNTY OF SPOKANE

On this 8th DAY OF March 2016

before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kim Becker, to me known to be the Senior 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.

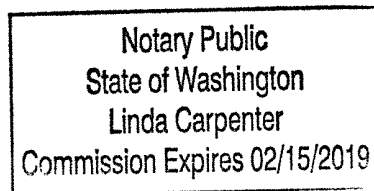
Witness my hand and official seal hereto affixed the day and year first above written.

  
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Notary Public in and for the State of Washington,

Residing at Spokane

My appointment expires on 2/15/2019



**EXHIBIT A**

**File No.: 1616479HM**

**LEGAL DESCRIPTION**

**Commencing at a point 1146.75 feet North and 855.85 feet West of the Southeast corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 369.15 feet; thence East 118 feet; thence North 369.15 feet; thence West 118 feet to place of beginning.**

(The following is for informational purposes only: Tax ID No. 16-28-477-003)