

12724775
2/28/2018 11:54:00 AM \$16.00
Book - 10651 Pg - 1099-1101
ADAM GARDINER
Recorder, Salt Lake County, UT
MOUNTAIN VIEW TITLE & ESCROW
BY: eCASH, DEPUTY - EF 3 P.

27-24-201-018
160081

WHEN RECORDED, RETURN TO:
Avid Commercial, LLC d/b/a Quorus Commercial
6995 Union Park Center, Suite 350
Cottonwood Heights, UT 84047

Assignment of Deed of Trust


FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Avid Commercial, LLC d/b/a Quorus Commercial, with an address of 6995 Union Park Center, Suite 350, Cottonwood Heights, Utah 84047, hereby sells, assigns, and transfers, without warranty, representation, or recourse of any kind, to Capital Community Bank, with an address of 3280 North University Ave., Provo, UT 84604, all of its beneficial interest under that certain Deed of Trust, Assignment of Leases, Security Agreement, and Fixture Financing Statement, dated February 26, 2018 ("Deed of Trust"), executed by Hundred Acre Wood, L.C. as Trustor, with Avid Commercial, LLC d/b/a Quorus Commercial, a Utah limited liability company, as Beneficiary, which Deed of Trust was recorded in the official records of Salt Lake County, State of Utah on February 27, 2018, in Book 10650 at Page 7674 of the County Recorder's Office of Salt Lake County, Utah.

The Deed of Trust encumbers certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

See Exhibit A, attached hereto.

Dated February 26, 2018.

Avid Commercial, LLC d/b/a Quorus
Commercial

By: 
Name: Scott Harbertson
Its: Executive Vice President

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

On February 26, 2018, personally appeared before me Scott Harbertson, Executive Vice President of Avid Commercial, LLC d/b/a Quorus Commercial, to me known to be the individual described in and who executed the foregoing instrument, who acknowledged to me that he executed the same.

Notary Public

Jamie Strode

My commission expires 08-25-2021

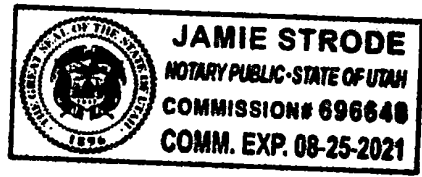


EXHIBIT A

PROPERTY DESCRIPTION

PARCEL 1:
LOT 1, UTAH WATER SPORTS SUBDIVISION PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "2000P OF PLATS, AT PAGE 76 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

LESS AND EXCEPTING THEREFROM:

A PARCEL OF LAND IN FEE FOR THE PURPOSE OF CONSTRUCTING THEREON A FREEWAY KNOWN AS PROJECT NO. 15-7, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOT 1, UTAH WATER SPORTS, PLAT "A", A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1; AND RUNNING THENCE NORTH 89°55'40" WEST 2.496 METERS (8.18 FEET) ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 04° 50'15" WEST 26.038 METERS TO THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE EXISTING WESTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LNE OF I-15 OF SAID PROJECT, AT A POINT 38.100 METERS (125.00 FEET) PERPENDICULARLY DISTANT WESTERLY FROM THE EXISTING CENTER LINE OF SAID I-15 AT STATION 32+757.133, THENCE SOUTH 10°14'57" EAST (RECORD SOUTH 10°15'25" EAST) 26.369 METERS (86.51 FEET) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES APPURTENANT TO PARCEL 1 AS ESTABLISHED IN THAT CERTAIN ACCESS EASEMENT RECORDED MARCH 23, 2000 AS ENTRY NO. 7601421 IN BOOK 8350 AT PAGE 1536 OF THE OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH; RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP, MARKING THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°55'40" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 660.0 FEET AND SOUTH A DISTANCE OF 219.03 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH 89°55'40" EAST, A DISTANCE OF 187.34 FEET, THENCE SOUTH 0° 10'02" EAST, A DISTANCE OF 24.0 FEET; THENCE NORTH 89°55'40" WEST, A DISTANCE OF 187.41 FEET; THENCE NORTH A DISTANCE OF 24.0 FEET TO THE REAL POINT OF BEGINNING.

Property Address: 11017 South Jordan Gateway, South Jordan, UT 84086
APN: 27-24-201-018