

12857490  
9/27/2018 2:00:00 PM \$18.00  
Book - 10716 Pg - 6470-6473  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE LAYTON  
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, RETURN TO:  
Ryan Warburton, Esq.  
Gilmore & Bell, P.C.  
15 West South Temple, Suite 1450  
Salt Lake City, UT 84101

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

18-024566

THIS ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING (this "Assignment"), is dated as of September 27, 2018, by Utah Charter School Finance Authority having an address at C180 State Capitol Complex, Salt Lake City, Utah 84114-2315 ("Assignor") to ZB, National Association, dba Zions Bank, having an address at One South Main Street, Suite 1200, Salt Lake City, Utah 84133 ("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 September 1, 2018, by Generacion Floreciente dba Esperanza Elementary, a nonprofit corporation duly organized and validly existing under the laws of the State of Utah, as trustor, recorded on Sept. 27<sup>th</sup>, 2018 as Instrument No. 12857467 in the office of the records of Salt Lake County, State of Utah ("Deed of Trust") 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.

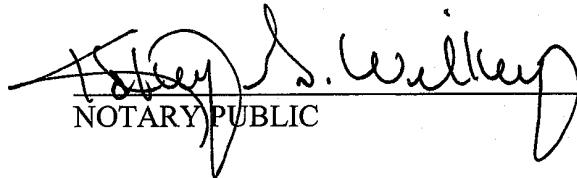
“ASSIGNOR”

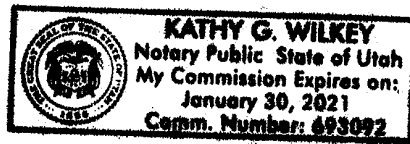
UTAH CHARTER SCHOOL FINANCE  
AUTHORITY, as Issuer

By:   
David Damschen, Chair

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

On this 13 day of September 2018, before me, the undersigned Notary Public, personally appeared David Damschen 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 in behalf of said Utah Charter School Finance Authority.

  
NOTARY PUBLIC



(Signature Page to Assignment of Deed of Trust – Esperanza Elementary School Project)

EXHIBIT A

DESCRIPTION OF PROPERTY

PARCEL A AND LOT 3, AFFCU 3500 SOUTH SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

Tax Parcel No.: 14-25-476-019 & 14-25-476-020

PARCEL 1A:

TOGETHER WITH THE APPURTENANT RIGHTS AS GRANTED BY THAT CERTAIN CROSS-EASEMENT AGREEMENT (SITE NO. 15 – SALT LAKE CITY, UTAH) RECORDED FEBRUARY 21, 1989 AS ENTRY NO. 4738354 IN BOOK 6105 AT PAGE 892 OF OFFICIAL RECORDS, AS AMENDED BY THAT CERTAIN AMENDMENT TO CROSS-EASEMENT AGREEMENT (SITE NO. 15 – SALT LAKE CITY, UTAH) RECORDED JULY 28, 1989 AS ENTRY NO. 4804543 IN BOOK 6146 AT PAGE 2759 OF OFFICIAL RECORDS, AS FURTHER AMENDED BY THAT CERTAIN SECOND AMENDMENT TO CROSS-EASEMENT AGREEMENT (SITE NO. 15 – SALT LAKE CITY, UTAH) RECORDED JANUARY 31, 2005 AS ENTRY NO. 9287430 IN BOOK 9089 AT PAGE 6268 OF OFFICIAL RECORDS, AS FURTHER AMENDED BY THAT CERTAIN THIRD AMENDMENT TO CROSS-EASEMENT AGREEMENT (SITE NO. 15 – SALT LAKE CITY, UTAH) RECORDED JANUARY 3, 2014 AS ENTRY NO. 11785849 IN BOOK 10203 AT PAGE 3650 OF OFFICIAL RECORDS, AS FURTHER AMENDED BY THAT CERTAIN FOURTH AMENDMENT TO CROSS-EASEMENT AGREEMENT (SITE NO. 15 – SALT LAKE CITY, UTAH) RECORDED DECEMBER 14, 2017 AS ENTRY 12679531 IN BOOK 10629 AT PAGE 6330 OF OFFICIAL RECORDS.

PARCEL 1B:

AN EASEMENT FOR A RIGHT OF WAY 10 FEET IN WIDTH AND 273 FEET IN LENGTH, MORE OR LESS, FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT, AND REMOVAL OF UNDERGROUND UTILITIES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO, INCLUDING WITHOUT LIMITATION: WIRES, FIBERS, CABLES AND OTHER CONDUCTORS AND CONDUITS THEREFOR; AND WATER, SEWER, GAS LINES ALONG WITH VAULTS ON, ACROSS, OR UNDER THE SURFACE OF THE REAL PROPERTY OF GRANTOR IN SALT LAKE COUNTY, STATE OF UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°59'22" WEST 786.00 FEET, NORTH 00°00'38" WEST 53.00 FEET AND SOUTH 89°59'22" WEST 226.03 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°59'22" WEST 10.00 FEET; THENCE NORTH 00°00'38" WEST 273.00 FEET; THENCE NORTH 89°59'22" EAST 10.00 FEET; THENCE SOUTH 00°00'38" EAST 273.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF ACCESS TO THE RIGHT OF WAY FROM ADJACENT LANDS OF GRANTOR FOR ALL ACTIVITIES IN CONNECTION WITH THE PURPOSES FOR WHICH THIS EASEMENT HAS BEEN GRANTED, AS CREATED BY UNDERGROUND UTILITY RIGHT OF WAY EASEMENT RECORDED 03/10/2014, AS ENTRY NO. 11816024, IN BOOK 10216 AT PAGE 3161, OF OFFICIAL RECORDS.

PARCEL 1C:

JOINT AND CROSS EASEMENTS FOR INGRESS AND EGRESS OVER AND ACROSS THE ACCESS ROAD IDENTIFIED ON THE SITE PLAN (THE "ACCESS ROAD"), AS SHOWN ON USE AND MAINTENANCE AGREEMENT RECORDED 01/03/2014, AS ENTRY NO. 11784851, IN BOOK 10203 AT PAGE 3667, OF OFFICIAL RECORDS.