

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

13059827
8/27/2019 9:07:00 AM \$40.00
Book - 10821 Pg - 2124-2126
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

File Name: McNeil's Auto Care, Inc.
Loan #: 3763037005

FATCO NCS-966625

TAX ID: 27-32-200-030; 27-32-200-031 and 27-32-200-050

**ASSIGNMENT OF NOTE, TRUST DEED, GUARANTEE(S),
AND ASSIGNED LESSOR'S AND LESSEE'S LEASEHOLD INTEREST AS COLLATERAL**

STATE OF UTAH

COUNTY OF SALT LAKE

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 August 22, 2019, in the face principal amount of \$602,000.00 executed by PGM Properties LLC, as Borrower, in favor of Utah Certified Development Company as Lender.
2. That certain Trust Deed dated August 22, 2019, between PGM Properties, LLC, as Trustor, Utah Certified Development Company, as Beneficiary, and U.S. Small Business Administration, as Trustee, and recorded August 27, 2019, in the office of the Salt Lake County Recorder, State of Utah, as Entry 13059764, with the real property subject to such Trust Deed more particularly described on attached Exhibit "A".
3. That certain Assignment of Lease and Rents of Lessor's Interest as Collateral Agreement dated August 22, 2019, executed by PGM Properties LLC as Lessor in favor of Utah Certified Development Company, as Assignee and that certain Assignment of Lease and Rents of Lessee's Interest as Collateral Agreement dated August 22, 2019, executed by McNeil's Auto Care, Inc. as Lessee and Assignor in favor of Utah Certified Development Company as Assignee.
4. That certain Guarantee(s) dated August 22, 2019, executed by Entities: McNeil's Auto Care, Inc.; Individuals: Peter Gordon McNeil, as Guarantor(s) in favor of Utah Certified Development Company, as Lender.

EXHIBIT "A"

REAL PROPERTY DESCRIPTION

PARCEL 1: (27-32-200-030)

BEGINNING NORTH 89°53'40" EAST 1714.36 FEET AND SOUTH 0°10'32" WEST 61.56 FEET FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°53'40" EAST 62.12 FEET; THENCE SOUTH 0°10'32" WEST 351.63 FEET, MORE OR LESS; THENCE SOUTH 89°54'58" WEST 62 FEET; THENCE NORTH 0°10'32" EAST 349.84 FEET TO BEGINNING.

PARCEL 2: (27-32-200-031)

BEGINNING SOUTH 89°53'40" WEST 806.61 FEET AND SOUTH 0°10'32" WEST 58.09 FEET, MORE OR LESS FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°10'32" WEST 353.35 FEET; THENCE SOUTH 89°54'58" WEST 58.75 FEET; THENCE NORTH 0°10'32" EAST 351.63 FEET; THENCE NORTH 89°53'40" EAST 58.70 FEET TO BEGINNING.

PARCEL 3: (27-32-200-050)

BEGINNING SOUTH 89°53'40" WEST 685.86 FEET AND SOUTH 0°10'32" WEST 33 FEET; THENCE SOUTH 89°53'40" WEST 62 FEET; THENCE SOUTH 0°10'32" WEST 52.39 FEET FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°10'32" WEST 326.07 FEET; THENCE SOUTH 89°54'58" WEST 58.75 FEET; THENCE NORTH 0°10'32" EAST 353.35 FEET; THENCE NORTH 89°53'40" EAST 26.52 FEET; THENCE SOUTH 45°46'59" EAST 31.61 FEET; THENCE NORTH 89°53'40" EAST 9.52 FEET TO BEGINNING.