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5/17/2021 1:45:00 PM \$40.00  
Book - 11175 Pg - 6428-6430  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
WESTERN STATE BANK  
BY: eCASH, DEPUTY - EF 3 P.

## FORM OF COLLATERAL ASSIGNMENT OF DEED OF TRUST

When recorded, return to:

Matthew Jarrett  
Western State Bank  
976 W. Chandler Blvd.  
Chandler, AZ 85225

## COLLATERAL ASSIGNMENT OF LOAN DOCUMENTS AND BENEFICIAL INTEREST IN DEED OF TRUST

FOR VALUE RECEIVED, this Collateral Assignment of Loan Documents and Beneficial Interest in Deed of Trust ("Assignment") is dated as of May 7, 2021 and is executed and delivered by BELL ROCK INCOME FUND 1, LLC, a Delaware limited liability company ("Assignor"), whose address is 6628 E. Baseline Rd Suite 101 Mesa, AZ 85206, in favor of WESTERN STATE BANK ("Assignee"), whose address is 976 W Chandler Blvd, Chandler, AZ 85225, Attention: Matthew Jarrett.

WHEREAS **BLUEMOUNTAIN, INC** (the "Borrower"), executed that certain Deed of Trust dated February 26, 2021 and recorded on March 8, 2021 in the Official Records of Salt Lake County, Utah as Document Number 13589794 BK 11132 PG 3199-3225 (the "**Deed of Trust**") for the benefit of Assignor, as beneficiary, to secure the payment of a Promissory Note dated February 26, 2021, payable by Borrower to Assignor, in the original principal amount of \$537,000.00, together with interest thereon, as modified (the "Note").

NOW THEREFORE, in consideration of the line of credit loan as evidenced by the Revolving Loan and Security Agreement dated July 12, 2017 ("Line of Credit Loan") between Assignor and Assignee and other good and valuable consideration paid to Assignor, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby assigns unto Assignee as collateral security for the note evidencing the Line of Credit Loan, the Deed of Trust and the Note secured thereby, together with all monies now owing or that may hereafter become due or owing in respect thereof, and the full benefit of all the powers and of all the covenants and provisos

therein contained, and the Assignor hereby grants and conveys unto the Assignee, all of Assignor's interest, if any, in and to the property, situate in the County of **Salt Lake** State of **Utah** more particularly described on Exhibit A (the "Property").

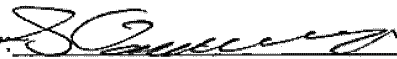
TO HAVE AND TO HOLD the Note, the Deed of Trust and the Property forever, subject to the terms contained in this Assignment, the Note, and the Deed of Trust.

This Assignment is entered into by and between Assignor and Assignee. This Assignment and the covenants herein shall inure to the benefit of and be binding upon the successors and assigns of the respective parties. This Assignment shall be construed and enforced according to the laws of the State of Arizona.

IN WITNESS WHEREOF, the Assignor has executed this Collateral Assignment of Loan Documents and Beneficial Interest in Deed of Trust the day and year first above written.


BELL ROCK INCOME FUND 1, LLC, a Delaware limited liability company

By: BRF1 Manager, LLC, an Arizona limited liability company, its Managing Member

By:   
Name: Spencer Owens  
Title: Manager

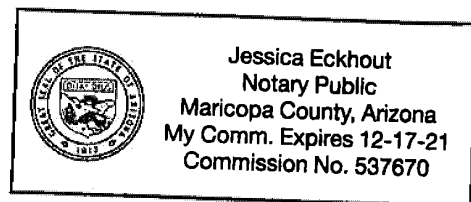
STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing Collateral Assignment of Loan Documents and Beneficial Interest in Deed of Trust was acknowledged before me this 1 day of May, 2021, by Spencer Owens as Manager of BRF1 Manager, LLC, an Arizona limited liability company, as Managing Member of BELL ROCK INCOME FUND 1, LLC, a Delaware limited liability company, on behalf of the company.

  
Notary Public

My commission expires:

December 17, 2021



**EXHIBIT A**  
to Collateral Assignment of Loan Documents and Beneficial Interest in Deed of Trust

**LEGAL DESCRIPTION OF THE PROPERTY**

All that real property situated in 1965 E 3375 S, Salt Lake City, UT 84106, County of Salt Lake, State of Utah, more particularly described as follows:

**LOT 8, BLOCK "B", EAST MILL CREEK SUBDIVISION, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT  
LAKE COUNTY RECORDER'S OFFICE.**

Tax ID Number: 16-28-478-009-0000