

When recorded, please return to:

Rocky Mountain Community Reinvestment Corporation
Attn: Closing Department
64 East Winchester Street, Suite 330
Salt Lake City, UT 84107
NCS-1088802-JT

13825953
11/16/2021 4:24:00 PM \$58.00
Book - 11270 Pg - 463-467
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

Tax Parcel I.D. Nos.: 15-03-261-022-0000
15-03-261-009-0000

COLLATERAL ASSIGNMENT OF DEED OF TRUST

Reference is hereby made to that certain Promissory Note ("Lender's Note") identified on Schedule A-1 attached hereto and by this reference incorporated herein, executed and delivered by **ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION**, a Utah nonprofit corporation, ("Assignor") to **ZB, N.A. dba ZIONS FIRST NATIONAL BANK**, whose address is 2460 South 3270 West, West Valley City, Utah 84119 ("Assignee").

Know all Persons by these Presents, that Assignor does hereby assign, as security for the performance by Assignor of all of its obligations under the Lender's Note, to Assignee, its successors and assigns, all of Assignor's right, title and interest in and to (including, without limitation, its right, title and interest as Lender under the Loan Agreement described below) the deed of trust, identified on Schedule A-2 attached hereto and by this reference incorporated herein (as such document may have been amended, modified, spread, consolidated and/or reduced, collectively hereinafter referred to as the "Deed of Trust"), together with the corresponding notes and indebtedness described in and secured by such Deed of Trust and any money due or to become due thereunder with interest (which loans and indebtedness are more particularly described in that certain Loan Agreement identified on attached Schedule A-3, by and between Assignor and the Borrower thereunder (the "Loan Agreement").

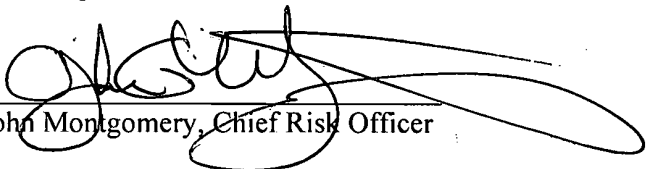
Assignor hereby certifies that it has not heretofore assigned any of its right, title or interest in, to or under the Deed of Trust.

The Deed of Trust encumbers the real property described more particularly on Exhibit A attached hereto.

This Collateral Assignment of Deed of Trust is dated and effective as of November 12, 2021.

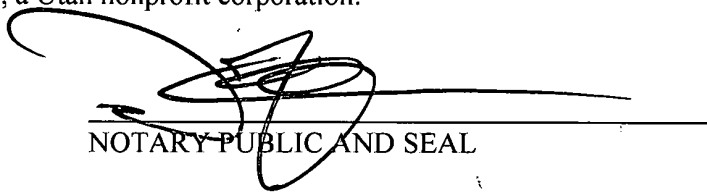
IN WITNESS WHEREOF, the Assignor has caused these presents to be signed as of the date and year first written above.

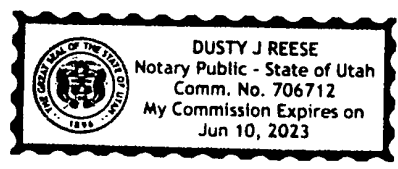
ROCKY MOUNTAIN COMMUNITY
REINVESTMENT CORPORATION, a Utah
nonprofit corporation

By: 
John Montgomery, Chief Risk Officer

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

The foregoing instrument was acknowledged before me this 14th day of October 2021, by John Montgomery, Chief Risk Officer of ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION, a Utah nonprofit corporation.


NOTARY PUBLIC AND SEAL



SCHEDULE A-1

Lender's Note: Promissory Note in the amount of \$1,320,260.00 dated November 16, 2021, executed and delivered by **ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION** to **ZB, N.A. dba ZIONS FIRST NATIONAL BANK**.

SCHEDULE A-2

1. Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of November 16, 2021, made by **WESTGATE 2021 APTS, LLC**, a Utah limited liability company, as Borrower, to **First American Title Insurance Company**, whose address is 215 South State Street, Ste. 380, Salt Lake City, Utah 84111, as Trustee, in favor of **ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION**, a Utah nonprofit corporation, whose address is 64 East Winchester Street, Suite 330, Salt Lake City, Utah 84107, as Beneficiary, to secure the original aggregate principal amount of \$1,320,260.00, recorded on the 16th day of November, 2021, in the official real estate records of the Salt Lake County Recorder, State of Utah, as Instrument No. 13825752 in Book 11269 at Page 9330 et seq.

SCHEDULE A-3

Loan Agreement: Multifamily Loan and Security Agreement dated as of November 16, 2021, as amended by that certain Modification to Multifamily Loan and Security Agreement of even date herewith, and as the same may be further amended or modified, by and between **ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION**, as Lender, and **WESTGATE 2021 APTS, LLC**, a Utah limited liability company, as Borrower, in connection with a term loan in the amount of \$1,320,260.00.

EXHIBIT A

(Legal Description of the Property)

PARCEL 1:

LOT 1 THROUGH 13, BLOCK 1, IRVING PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE. TOGETHER WITH VACATED ALLEY ABUTTING SAID PROPERTY.

PARCEL 2:

LOTS 5 AND 6, BLOCK 3, MILES AND HAMILTON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCELS 1 AND 2 ALSO DESCRIBED BY SURVEY AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. LOTS 1 THROUGH 13, BLOCK 1, IRVING PARK ADDITION AND LOTS 5 AND 6, BLOCK 3, MILES AND HAMILTON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 1, IRVING PARK ADDITION, SAID POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 300 SOUTH STREET AND THE EAST RIGHT-OF-WAY LINE OF FOSS AVENUE; RUNNING THENCE NORTH 00°04'23" WEST 342.25 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 13 OF SAID BLOCK 1; THENCE NORTH 89°58'07" EAST 123.00 FEET ALONG THE NORTH LINE OF SAID LOT 13 TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00°04'23" EAST 198.99 FEET ALONG THE EAST LINE OF SAID BLOCK 1 TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89°58'07" EAST 52.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°04'23" EAST 143.26 FEET (139.0 FEET RECORD) TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°58'07" WEST 175.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

Said property is also known by the street address of:
1520 West 300 South, Salt Lake City, UT 84104

Exhibit "A"

Legal Description

Real property in the City of Salt Lake City, County of Salt Lake, State of Utah, described as follows:

PARCEL 1:

LOT 1 THROUGH 13, BLOCK 1, IRVING PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE. TOGETHER WITH VACATED ALLEY ABUTTING SAID PROPERTY.

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PARCELS 1 AND 2 ALSO DESCRIBED BY SURVEY AS FOLLOWS:

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APN: 15-03-261-022-0000 and 15-03-261-009-0000