

When recorded, please return to:

Optum Bank, Inc.  
c/o Gary Murray  
12921 Vista Station Blvd.  
Draper, Utah 84020

**13927868 B: 11326 P: 1724 Total Pages: 4**  
**04/07/2022 08:16 AM By: bmeans Fees: \$50.00**  
ASSIGN- ASSIGNMENT (CONTR, MTGE, TRD)  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA  
215 S STATE ST STE 380SALT LAKE CITY, UT 841112371

Tax Parcel I.D. No(s): 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 identified on Schedule 1 attached hereto and by this reference incorporated herein (as the same may be amended, restated or modified from time to time, "Lender's Note"), executed and delivered by ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION, a Utah nonprofit corporation, ("Assignor"), to OPTUM BANK, INC., whose address is at 12921 Vista Station Blvd., Draper, Utah 84020 ("Assignee").

Assignor hereby assigns to Assignee (and grants to Assignee a security interest in), as security for the performance by Assignor of all of its obligations under the Lender's Note, all of Assignor's right, title and interest in and to the deed of trust identified on Schedule 2 attached hereto and by this reference incorporated herein (as the same may be amended, restated or modified from time to time, the "Deed of Trust"), together with the corresponding notes and indebtedness described in and secured by such Deed of Trust, which loans and indebtedness are more particularly described in that certain loan agreement identified on the attached Schedule 3 (as the same may be amended, restated or modified from time to time, the "Loan Agreement") and that certain promissory note identified on the attached Schedule 4 (as the same may be amended, restated or modified from time to time, the "Developer Note").

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


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 April 1, 2022.

FIRST AMERICAN TITLE CO.  
ACCOMODATION RECORDING ONLY

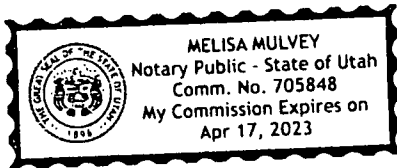
IN WITNESS WHEREOF, Assignor has executed this Assignment as of the date first above written.

ROCKY MOUNTAIN COMMUNITY  
REINVESTMENT CORPORATION, a Utah  
nonprofit corporation

By:   
David Watkins  
Chief Financial Officer

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

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of April 2022, by David Watkins, Chief Financial Officer of ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION, a Utah nonprofit corporation.



  
NOTARY PUBLIC AND SEAL

## **SCHEDULE 1**

**Lender's Note:** Promissory Note dated April 1, 2022 in the original principal amount of \$1,319,396.17, executed and delivered by ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION to OPTUM BANK, INC.

## **SCHEDULE 2**

**Deed of Trust:** Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (Utah), dated as of November 16, 2021, made by Westgate 2021 Apts, LLC, as borrower, in favor of ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION, as beneficiary, to secure the Developer Note, recorded on November 16, 2021 in the official real estate records of the Salt Lake County Recorder, State of Utah as Instrument No. 13825752 Book 11269, Pages 9330-9351 *et seq.*

## **SCHEDULE 3**

**Loan Agreement:** Multifamily Loan and Security Agreement dated as of November 16, 2021, between ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION, as lender, and Westgate 2021 Apts, LLC, as borrower, as amended by that certain Modification to Multifamily Loan and Security Agreement dated as of November 16, 2021.

## **SCHEDULE 4**

**Developer Note:** Multifamily Note, dated as of November 16, 2021, executed by Westgate 2021 Apts, LLC in favor of ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION, in the original principal amount of \$1,320,260.00.

**EXHIBIT A**

**(Legal Description of 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