

When Recorded Mail To:  
Assignee  
9071 S 1300 W, Ste 210  
West Jordan, UT 84088

13989421 B: 11358 P: 7714 Total Pages: 3  
07/22/2022 03:20 PM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

File No. 158976-CAP

## Assignment of Trust Deed

For valuable consideration, the receipt of which is hereby acknowledged, Canyon Centre Capital, LLC, a Utah limited liability company hereby assigns to the beneficiaries as shown on the attached Exhibit B of 9071 S 1300 W, Ste 210, West Jordan, UT 84088

all right and interest in that certain Trust Deed, together with the indebtedness secured thereby, which Trust Deed is dated 07/22/22, was executed by FSC Development, LLC, a Utah limited liability company and Garry Mickelsen and Jared Mickelsen as Trustor, to Cottonwood Title Insurance Agency, Inc. as Trustee. Said Trust Deed was recorded on July 22, 2022 as Entry No. 13989375 in Book 11358 at Page 7339 of the records of the County Recorder of Salt Lake County, Utah, and covers real property situated in said County described as follows:

See Exhibit A attached hereto and made part hereof

Parcel Number 22-25-181-014, 22-25-181-017, and 22-25-181-018 (for Reference Purposes Only)

Dated this July 22, 2022.

Canyon Centre Capital, LLC,  
a Utah limited liability company

BY CW Management Corporation,  
a Utah corporation  
Its Manager

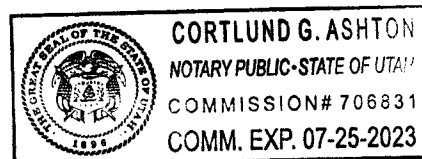
BY: Christopher McCandless  
Christopher McCandless  
President

State of UTAH

County of SALT LAKE

On this 22 date of JULY, 2022, personally appeared before me CHRISTOPHER MCCANDLESS, beneficiary's authorized agent who acknowledged to me that he/she/they executed the foregoing instrument with authority.

Cortlund G. Ashton  
Notary Public



## EXHIBIT A

### PARCEL 1:

Units 2B, 2B-1 and 2B-3, contained within CANYON CENTRE CONDOMINIUMS AMENDED #1, Amending CANYON CENTRE CONDOMINIUMS, as the same is identified in the Record of Survey Map filed in the office of the Salt Lake County Recorder, Utah, on October 25, 2019 as Entry No. 13108148 in Book 2019P of Plats at Page 287 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions, and Restrictions for CANYON CENTRE, recorded in said County on December 28, 2018 as Entry No. 12910498 in Book 10742 at Page 1095 (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in the Common Areas which is appurtenant to said Unit as more particularly described in said Declaration and Map (as said Declaration and Map may have been amended or supplemented).

### PARCEL 1A:

A perpetual non-exclusive easement over and across the Parking Structure for ingress, egress and regress of pedestrian and vehicular traffic to and from the Parking Stalls comprising Unit 2B-1 and 2B-3 (and also sometimes being referred to as Parking Levels 1 and 3) as more specifically defined in that certain Public Parking Easement Agreement recorded December 28, 2018 as Entry No. 12910366 in Book 10742 at Page 459, and re-recorded December 28, 2018 as Entry No. 12911181 in Book 10742 at Page 5464, and in the Declaration of Condominium for Canyon Centre Condominiums (amending Lot 2 of Canyon Centre), recorded December 28, 2018 as Entry No. 12910498 in Book 10742 at Page 1095, and in that certain Master Parking Agreement for Canyon Centre Condominiums Parking Structure, recorded December 28, 2018 as Entry No. 12911182, in Book 10742 at Page 5499 of official records.

### PARCEL 1B:

A perpetual non-exclusive easement for vehicular and pedestrian access to and from the Parking Structure and Stalls, parking located on Lot 1, and for the installation of public utilities and drainage systems serving said Lot 2, as more particularly defined in that certain Declaration of Parking, Utility and Drainage Easement recorded December 28, 2018 as Entry No. 12911183 in Book 10742 at Page 5565 of official records.

## EXHIBIT B

- Wasatch Gates, LLC, a Utah limited liability Company (13,515/1,550,120)
- iFreedom Direct Corporation (72,408/1,550,120)
- Tony Jolley, Trustee of the Kevin P. Gates 2020 Irrevocable Trust dated December 29, 2019 (1,230,942/1,550,120)
- Kevin P. Gates (22,260/1,550,120)
- Christopher McCandless (105,283/1,550,120)
- Wayne Niederhauser (105,313/1,550,120)