

Record and Return To:
Broadmark Realty Capital Inc.
200 Connell Drive, Suite 4000
Berkeley Heights, NJ 07922

14259051 B: 11501 P: 7006 Total Pages: 3
07/01/2024 01:11 PM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BROADMARK REALTY CAPITAL INC.
200 CONNELL DRIVE, SUITE 4000 BERKELEY HEIGHTS, NJ 07922

Prepared By:
Broadmark Realty Capital Inc.
200 Connell Drive, Suite 4000
Berkeley Heights, NJ 07922
4697067068

**ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING WITH
ASSIGNMENT OF LEASES AND RENTS**

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **BRMK LENDING, LLC, a Delaware limited liability company**, by these presents does convey, assign, transfer and set over to: **ReadyCap Commercial, LLC, a Delaware limited liability company, 200 Connell Drive, Suite 4000 Berkeley Heights, NJ 07922**, the following described Deed of Trust, with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust is recorded in the **Salt Lake County, UT** Official Records.

Original Trustor/Grantor: **"Emerald Development 1 LLC, a Utah limited liability company "**

Original Trustee/Grantee: **FIDELITY NATIONAL TITLE INSURANCE COMPANY**

Original Beneficiary: **BRMK LENDING, LLC, a Delaware limited liability company**


Recorded: **07/22/2022** Instrument: **13989055** Book: **11358** Page: **5421** in **Salt Lake County, UT**

Parcel Tax ID: **09-33-151-076**

Legal: **See Exhibit A attached hereto and made a part hereof.**

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective 4/1/2024.

BRMK LENDING, LLC, a Delaware limited liability company

By: 

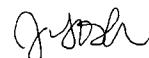
Name: **Melissa Perez**

Title: **Authorized Person**

STATE OF **Texas** } s.s.
COUNTY OF **Dallas**

On 6/7/2024, before me, **Jillian Tosh**, Notary Public, personally appeared, **Melissa Perez, Authorized Person of BRMK LENDING, LLC, a Delaware limited liability company**, personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Witness my hand and official seal.


Notary Public: **Jillian Tosh**
My Commission Expires: **02/21/2028**

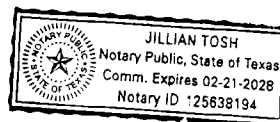


EXHIBIT A

DESCRIPTION OF REAL PROPERTY

Beginning at a point which is South 0°16'22" West 1155.00 feet from the Northwest Corner of Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian, said point being the Southwest Corner of Lot 1, ARLINGTON HILLS PLAT "A", which is also the starting point of VIRGINIA HEIGHTS PLAT "C"; thence North 89°58'03" East 788.31 feet along the South line of said ARLINGTON HILLS PLAT "A" SUBDIVISION to the true point of beginning of the parcel herein described; thence continuing along the South line of ARLINGTON HILLS PLAT "A" SUBDIVISION for the following two courses, North 89°58'03" East 267.69 feet; South 66°52'00" East 71.77 feet to the Southeast corner of Lot 11 ARLINGTON HILLS PLAT "A", said point also lying on the West line of the property owned by the Trust of Rosmarie M. Danielson; thence South 0°00'00" East 136.77 feet along the West line of the Danielson property to the Southwest corner of said property; thence North 90°00'00" East 75.90 feet along the South line of the Danielson property to the Southeast corner of said property; thence North 0°00'00" East 104.38 feet along the East line of the Danielson property to the Southwest corner of Lot 12 ARLINGTON HILLS PLAT "A"; thence South 66°52'00" East 174.20 feet along the South line of ARLINGTON HILLS PLAT "A" SUBDIVISION to the Southeast corner of its Lot 13; thence South 15°00'00" West 37.08 feet to the North line of Parcel No. 0933151027; thence South 89°57'12" West 24.68 feet along the North line of said Parcel No. 0933151027; thence South 0°00'52" East 133.42 feet along the West line of said parcel to its Southwest corner, said point also lying on the North line of Parcel No. 0933151054; thence North 89°59'03" West 76.10 feet along the North line of said Parcel No. 0933151054 to its Northwest corner; thence South 14°58'18" West 26.56 feet along the West line of said parcel to its Southwest corner; thence South 81°58'55" West 95.01 feet along the North line of Parcels 0933151066 and 0933151052 to the Northwest corner of said Parcel No. 0933151052; thence South 7°59'12" East 25.00 feet along the West line of said Parcel No. 0933151052; thence South 82°00'48" West 547.06 feet along the North line of Parcels No. 0933151050, 0933151049, 0933151048, 0933151047 and 0933151046, all situated along the North side of Virginia Street to a point which lies South 0°01'55" East 0.43 feet from the Southeast corner of VIRGINIA HEIGHTS PLAT "C" SUBDIVISION; thence North 0°01'55" West 337.68 feet along the East line of said VIRGINIA HEIGHTS PLAT "C" SUBDIVISION to the Southwest corner of the Bull property; thence North 89°58'03" East 179.94 feet along the South line of the Bull property to its Southeast corner; thence North 0°00'00" East 100.00 feet along the East line of the Bull property to the true point of beginning of the parcel herein described.

Less and excepting therefrom, the following:

Beginning at the Southwest corner of Lot 10, PLAT "A" ARLINGTON HILLS SUBDIVISION,

according to the official plat of record on file at the Salt Lake County Recorder's Office, as Entry No. 1921209, said point being located South $0^{\circ}16'22''$ West along the section line 1155.00 feet and North $89^{\circ}58'03''$ East 897.42 from the Northwest Corner of Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian, thence North $89^{\circ}58'03''$ East 95.34 feet along the Southerly line of said Lot 10; thence South $0^{\circ}01'57''$ East 10.00 feet; thence South $89^{\circ}58'03''$ West 95.34 feet; thence North $0^{\circ}01'57''$ West 10.00 feet to the point of beginning.

Together with the following described parcel:

Beginning at a point lying on the North boundary of Virginia Street, said point being 1670.85 feet South, more or less, and 1015.01 feet East, more or less, from the Northwest corner of Section 33, Township 1 North Range 1 East Salt Lake Base and Meridian; and running thence North $07^{\circ}59'12''$ West 135.00 feet along the East line of Parcel No. 0933151049 to a point on the South line of Parcel No. 0933151034; thence North $82^{\circ}00'48''$ East 50.00 feet along the South line of said Parcel No. 0933151034; thence South $07^{\circ}59'12''$ East 135.00 feet to a point on the North line of Virginia Street; thence along the North line of Virginia Street South $82^{\circ}00'48''$ West (South $82^{\circ}00'00''$ West by recorded plat) 50.00 feet to the true point of beginning of the parcel herein described.

403 North Virginia Street, Salt Lake City, UT 84103