

Assignment of Trust Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
02/24/2021 03:53:49 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

**WHEN RECORDED, RETURN TO:**

Jacob Carlton, Esq.  
Gilmore & Bell, P.C.  
15 West South Temple, Suite 1450  
Salt Lake City, UT 84101

134948-JCP  
SG-6-3-25-324

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

THIS ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING (this "Assignment"), is dated as of February 24, 2021, by Utah Charter School Finance Authority having an address at C180 State Capitol Complex, Salt Lake City, Utah 84114-2315 ("Assignor") to U.S. Bank National Association, having an address at 170 South Main Street, Suite 200, Salt Lake City, Utah 84101 ("Assignee").

KNOW ALL MEN BY THESE PRESENTS, that for value received, Assignor hereby grants, assigns and transfers to Assignee, without recourse or warranty of any kind, express or implied, all of Assignor's interest under that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing, dated as of February 1, 2021, by The Freedom Academy Foundation, dba Freedom Academy and dba Freedom Preparatory Academy, a nonprofit corporation duly organized and validly existing under the laws of the State of Utah, as trustor, recorded on \_\_\_\_\_, 2021 as Instrument No. \_\_\_\_\_ in the office of the records of Washington County, State of Utah ("Deed of Trust") together with the obligations secured by the Deed of Trust and all other instruments, documents and certificates executed in connection therewith.

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

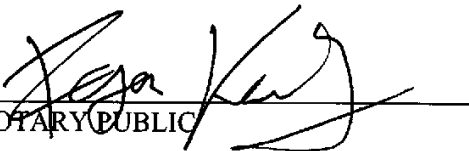
“ASSIGNOR”

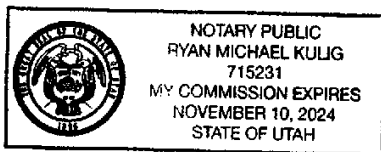
UTAH CHARTER SCHOOL FINANCE  
AUTHORITY, as Issuer

By:   
David Damschen, Chair

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

On this 12<sup>th</sup> day of February, 2021, before me, the undersigned Notary Public, personally appeared David Damschen who acknowledged himself to be the Chair of the Utah Charter School Finance Authority, and that the foregoing instrument was signed in behalf of said Utah Charter School Finance Authority by authority of a resolution adopted by its governing body, and acknowledged to me that said Chair executed the same in behalf of said Utah Charter School Finance Authority.

  
NOTARY PUBLIC



(Signature Page to Assignment of Deed of Trust – The Freedom Academy Foundation – St.  
George Camps Project)

EXHIBIT A  
PROPERTY DESCRIPTION

Real property located in Washington County, Utah being further described as follows:

Proposed AUBURN HILLS PHASE 15B, being more particularly described as follows:

A parcel of land located in the Southwest Quarter of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, being more particularly described as follows:

Beginning at a point that lies North 01°15'53" East 747.70 feet and West 93.66 feet from the South Quarter Corner of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian and running thence South 67°13'33" West 112.90 feet; thence South 22°46'27" East 25.48 feet to the North line of Auburn Hills Phase 3A, official records Washington County, Utah and running thence along said line the following six (6) courses: 1) Southwesterly along a 49.00 foot radius non-tangent curve to the left, (long chord bears South 55°34'58" West a distance of 19.78 feet, center point lies South 22°46'27" East), through a central angle of 23°17'09" a distance of 19.91 feet, 2) Southwesterly along a 31.00 foot radius reverse curve to the right, (long chord bears South 55°34'58" West a distance of 12.51 feet, center point lies North 46°03'37" West), through a central angle of 23°17'09" a distance of 12.60 feet, 3) South 67°13'33" West 211.87 feet, 4) Westerly along a 325.50 foot radius curve to the right, (long chord bears South 80°31'28" West a distance of 149.75 feet, center point lies North 22°46'27" West), through a central angle of 26°35'51" a distance of 151.10 feet, 5) North 86°10'36" West 225.46 feet and 6) Northwesterly along a 26.00 foot radius curve to the right, (long chord bears North 41°10'36" West a distance of 36.77 feet, center point lies North 03°49'24" East), through a central angle of 90°00'00" a distance of 40.84 feet; thence North 03°49'24" East 177.02 feet; thence Northerly along a 624.00 foot radius curve to the right, (long chord bears North 15°15'16" East a distance of 247.34 feet, center point lies South 86°10'36" East), through a central angle of 22°51'44" a distance of 248.99 feet; thence North 26°41'08" East 153.29 feet; thence Northeasterly along a 26.00 foot radius curve to the right, (long chord bears North 43°49'19" East a distance of 15.32 feet, center point lies South 63°18'52" East) through a central angle of 34°16'23" a distance of 15.55 feet; thence South 64°16'27" East 106.16 feet; thence Easterly along a 200.00 foot radius curve to the left, (long chord bears South 68°48'19" East a distance of 31.60 feet, center point lies North 25°43'33" East), through a central angle of 09°03'44" a distance of 31.63 feet; thence South 73°20'12" East 222.53 feet; thence East 87.18 feet; thence South 24°10'17" East 320.67 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at a point that lies North 01°15'53" East along the center quarter section line 747.70 feet and West 93.66 feet from the South quarter corner of Section 25, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running thence South 67°13'19" West 15.80 feet; thence North 25°14'18" West 40.25 feet; thence North 20°44'57" West 40.25 feet; thence North 16°15'35" West 40.25 feet; thence North 11°46'49" West 40.08 feet; thence South 24°10'17" East 159.82 feet to the point of beginning.

The following is shown for informational purposes only: Tax Parcel No. SG-6-3-25-324