

Assignment of Trust Deed Page 1 of 2
Gary Christensen Washington County Recorder
12/28/2023 12:54:09 PM Fee \$40.00 By VELOCITY
COMMERCIAL CAPITAL

Record and Return To:

Velocity Commercial Capital
30699 Russell Ranch Rd Suite 295
Ste 295
Westlake Village, CA 91362

Prepared By:

Velocity Commercial Capital, LLC, a California
Limited Liability Company
Velocity Commercial Capital
30699 Russell Ranch Rd Suite 295
Ste 295
Westlake Village, CA 91362
(818)532-3705

Loan #: 6723154217

ASSIGNMENT OF Deed of Trust, Security Agreement and Assignment of Leases and Rents

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **Velocity Commercial Capital, LLC, a California Limited Liability Company, 30699 Russell Ranch Rd Ste 295, Westlake Village, California 91362**, by these presents does convey, assign, transfer and set over to:

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-4, 190 South LaSalle Street, 7th Floor Chicago, IL 60603, 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 **Washington County, UT Official Records.**

Original Trustor/Grantor: **Daniel Fox**

Original Beneficiary: **Velocity Commercial Capital, LLC, a California Limited Liability Company**

Recorded: **08/28/2023** Instrument: **20230025853** in **Washington County, UT**

Property Address: **860 South Village Road #u5, St. George, UT 84770**

Parcel Tax ID: **SG-SPV-3-21-5**

Legal: **legal description attached**

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **12/28/2023.**

Velocity Commercial Capital, LLC, a California Limited Liability Company



By: _____
Name: **Jeff Taylor**
Title: **EVP, Capital Markets**

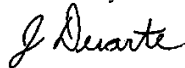
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF **California**
COUNTY OF **Los Angeles** } s.s.

On **12/28/2023**, before me, **Jessica Lynn Duarte**, Notary Public, personally appeared **Jeff Taylor**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Notary Public: **Jessica Lynn Duarte**
My Commission Expires: **11/09/2027**
Commission #: **2470471**

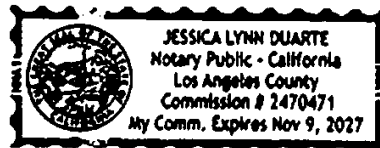


EXHIBIT "A"
Property Description

Closing Date: August 24, 2023
Buyer(s): DANIEL FOX
Property Address: 860 South Village Road, # U5, St. George, UT 84770

PROPERTY DESCRIPTION:

UNIT 5, IN BUILDING 21, SPORTS VILLAGE PHASE III, ACCORDING TO THE OFFICIAL PLAT HTEREOF AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

TOGEHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREA AS SET FORTH IN THE COVENATS, CONDITITONS, AND RESTRICTIONS AND ON THE OFFICAL PLAT(S) THEREOF.