

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

BRMK MANAGEMENT SPE JP, LLC, a Delaware limited liability company  
(Assignor)

to

BRMK Management, Corp., a Delaware corporation

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(Assignee)

Dated: As of \_\_\_\_\_, 20\_\_

Tax identification number: 59:044:0177  
County of Utah  
State of Utah

DOCUMENT PREPARED BY AND  
WHEN RECORDED, RETURN TO:

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

**BRMK MANAGEMENT SPE JP, LLC**, a Delaware limited liability company, whose address is c/o Waterfall Asset Management, LLC, 1251 Avenue of the Americas, 50th Floor, New York, NY 10020 (“Assignor”), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to BRMK Management, Corp., a Delaware corporation, whose address is 1251 Avenue of the Americas, 50th Floor, New York, NY 10020, its successors, participants and assigns (“Assignee”), without recourse, representation or warranty, expressed or implied, except as set forth in that certain Master Repurchase Agreement dated as of September 29, 2023, between READY CAPITAL MORTGAGE DEPOSITOR II, LLC, READYCAP WAREHOUSE FINANCING LLC, BRMK MANAGEMENT SPE JP, LLC and BRMK LENDING SPE JP, LLC, each a Delaware limited liability company, and SUTHERLAND WAREHOUSE TRUST, a Delaware statutory trust, as Sellers and JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Buyer (as amended, restated, supplemented, assigned, or otherwise modified and in effect from time to time), all right, title and interest of Assignor, in and to that certain DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by BRMK CEDAR CORNERS LLC, a Washington limited liability company, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, for the benefit of Assignor, dated as of October 20, 2023 and recorded on October 24, 2023, as Entry Number 69702:2023 in the Recorder's Office of Utah County, Utah ("Recorder's Office"), (as the same may have been amended, modified, restated, supplemented, assigned, renewed or extended), (the "Deed of Trust"), securing payment of note(s) of even date therewith, in the principal amount of \$10,185,000.00, and creating a lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and Assignor hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

TO HAVE AND TO HOLD the Deed of Trust unto Assignee and to the successors and assigns of Assignee forever.

**[SIGNATURE ON THE FOLLOWING PAGE]**

IN WITNESS WHEREOF, Assignor has caused this instrument to be executed by its duly authorized officer on the day and year first above written.

**ASSIGNOR:**

**BRMK MANAGEMENT SPE JP, LLC**, a Delaware limited liability company

By: *Kenneth Nick*  
Name: *Kenneth Nick*  
Title: *Authorized Person*

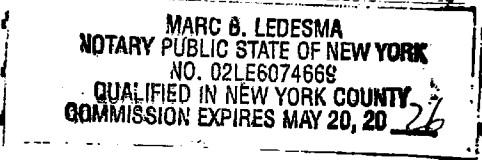
**ACKNOWLEDGMENT**

State of *NY* }  
County of *NY* } ss.

On *October 10*, 2023, before me, *Marc B. Ledesma*, a Notary Public in and for said County and State, personally appeared *Kenneth Nick*, personally known to me or proved 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.

WITNESS my hand and official seal.

*Marc B. Ledesma*  
[Notary Public]



**EXHIBIT "A"****Legal Description**

BEGINNING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 560.56 FEET; THENCE SOUTH 00°24'42" WEST 1,319.62 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'11" (CHORD BEARS SOUTH 23°38'45" WEST 15.78 FEET); THENCE NORTH 89°35'17" WEST 555.74 FEET; THENCE SOUTH 88°44'16" WEST 678.27 FEET TO THE POINT OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.65 FEET THROUGH A CENTRAL ANGLE OF 47°42'37" (CHORD BEARS NORTH 21°21'05" EAST 16.18 FEET) TO THE POINT OF A 673.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 612.95 FEET THROUGH A CENTRAL ANGLE OF 52°08'39" (CHORD BEARS NORTH 28°34'33" WEST 592.01 FEET); THENCE SOUTH 35°21'08" WEST 130.00 FEET TO THE POINT OF A NON-TANGENT 543.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 117.68 FEET THROUGH A CENTRAL ANGLE OF 12°24'23" (CHORD BEARS NORTH 60°51'04" WEST 117.45 FEET) TO THE POINT OF A 356.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 178.96 FEET THROUGH A CENTRAL ANGLE OF 28°45'43" (CHORD BEARS NORTH 52°40'24" WEST 177.09 FEET); THENCE NORTH 89°34'01" WEST 57.32 FEET; THENCE NORTH 00°25'45" EAST 767.35 FEET TO THE SECTION LINE; THENCE SOUTH 89°30'01" EAST ALONG THE SECTION LINE A DISTANCE OF 1,336.62 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 634.40 FEET AND SOUTH 00°28'29" WEST 912.68 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE POINT OF A 1526.50 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG SAID CURVE A DISTANCE OF 142.43 FEET THROUGH A CENTRAL ANGLE OF 5°20'45" (CHORD BEARS NORTH 87°15'06" EAST 142.38 FEET) TO THE POINT OF A 3973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 807.35 FEET THROUGH A CENTRAL ANGLE OF 11°38'29" (CHORD BEARS SOUTH 89°36'02" EAST 805.96 FEET) TO THE POINT OF A 1026.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 105.27 FEET THROUGH A CENTRAL ANGLE OF 05°52'34" (CHORD BEARS SOUTH 86°43'04" EAST 105.23 FEET); THENCE SOUTH 89°39'21" EAST 6.93 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 44°39'21" EAST 28.28 FEET); THENCE SOUTH 00°20'39" WEST 183.46 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.37 FEET THROUGH A CENTRAL ANGLE OF 89°51'41" (CHORD BEARS SOUTH 45°16'29" WEST 28.25 FEET); THENCE NORTH 89°47'40" WEST 25.95 FEET TO THE POINT OF A 1973.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 165.17 FEET THROUGH A CENTRAL ANGLE OF 04°47'43" (CHORD BEARS NORTH 87°23'49" WEST 165.12 FEET) TO THE POINT OF A 4026.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 647.71 FEET THROUGH A CENTRAL ANGLE OF 09°13'00" (CHORD BEARS NORTH 89°36'28" WEST 647.02 FEET) TO THE POINT OF A 1973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 159.40 FEET THROUGH A CENTRAL ANGLE OF 04°37'40" (CHORD BEARS SOUTH 88°05'52" WEST 159.35 FEET); THENCE NORTH 89°35'18" WEST 63.10 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 44°35'18" WEST 28.28 FEET); THENCE NORTH 00°24'42" EAST 181.14 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG

**SAID CURVE A DISTANCE OF 31.25 FEET THROUGH A CENTRAL ANGLE OF 89°30'47" (CHORD BEARS NORTH 45°10'05" EAST 28.16 FEET) TO THE POINT OF BEGINNING.**

**ALSO BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 633.61 FEET AND SOUTH 00°28'29" WEST 26.50 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°31'31" EAST 1015.60 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.45 FEET THROUGH A CENTRAL ANGLE OF 90°05'01" (CHORD BEARS SOUTH 44°29'01" EAST 28.30 FEET); THENCE SOUTH 00°33'30" WEST 223.02 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.87 FEET THROUGH A CENTRAL ANGLE OF 91°18'38" (CHORD BEARS SOUTH 46°12'49" WEST 28.61 FEET) TO THE POINT OF A 973.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 72.01 FEET THROUGH A CENTRAL ANGLE OF 04°14'18" (CHORD BEARS NORTH 86°00'43" WEST 72.00 FEET) TO THE POINT OF A 4026.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 829.49 FEET THROUGH A CENTRAL ANGLE OF 11°48'12" (CHORD BEARS NORTH 89°47'40" WEST 828.02 FEET) TO THE POINT OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 100.27 FEET THROUGH A CENTRAL ANGLE OF 05°54'06" (CHORD BEARS SOUTH 87°15'17" WEST 100.23 FEET); THENCE NORTH 89°47'40" WEST 14.50 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.49 FEET THROUGH A CENTRAL ANGLE OF 90°12'22" (CHORD BEARS NORTH 44°41'29" WEST 28.34 FEET); THENCE NORTH 00°24'42" EAST 228.20 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.44 FEET THROUGH A CENTRAL ANGLE OF 90°03'47" (CHORD BEARS NORTH 45°26'35" EAST 28.30 FEET) TO THE POINT OF BEGINNING.**

**Tax Parcel No.: 59-007-0001, 59-044-0131, 59-044-0148, 59-044-0146, 59-044-0142, 59-044-0144, 59-044-0120, 59-044-0143, 59-044-0118, 59-044-0114, 59-044-0147 and 59-044-0145**