



W3214053

E# 3214053 PG 1 OF 6
Leann H. Kilts, WEBER COUNTY RECORDER
28-Jan-22 1248 PM FEE \$40.00 DEP SLV
REC FOR: CAPSTONE TITLE AND ESCROW, INC.
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

RB50, LLC
5848 Majestic Pine Drive
Murray, Utah 84107

CT: 201187

Space Above This Line for Recorder's Use

ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING, AND RELATED LOAN DOCUMENTS

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, BELL ROCK INCOME FUND 1, LLC, a Delaware limited liability company, of 6628 E Baseline Road, Suite 101, Mesa, AZ 85206 ("Assignor"), hereby sells, assigns, transfers, and conveys to RB50, LLC a Utah limited liability company, of 5848 Majestic Pine Drive, Murray, Utah 84107 ("Assignee"), all of Assignor's beneficial rights and interest under: that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (First Lien Position) dated October 2, 2019, and recorded on February 12, 2020 as Entry 3034720, and amended by that certain Modification and Extension Agreement and First Amendment to Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement (First Lien Position) dated March 27, 2020 and recorded on May 11, 2020 as Entry 3053523 in the Official Records in the County Recorder's office of Weber County, Utah (the "Deed of Trust"), which Deed of Trust was executed by Bluemountain, Inc. ("Borrower"), in favor of Assignor, as beneficiary, and which secures that certain loan made by Assignor to Borrower with a modified principal amount of two million fifty thousand dollars (\$2,050,000.00) ("Loan"), and which Deed of Trust encumbers that certain real property described as follows:

All that real property situated at 5780 South 1900 West, Roy, UT 84067 and 5800 South 1900 West, Roy, UT 84067, County of Weber, State of Utah, more particularly described as follows:

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°27'51" WEST ALONG SECTION LINE 1320.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, THENCE SOUTH 00°27'51" WEST ALONG SECTION LINE 189.75

FEET (SOUTH BY RECORD) AND SOUTH $89^{\circ}32'09''$ EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EAST LINE OF 1900 WEST STREET, THENCE SOUTH $89^{\circ}32'09''$ EAST 307.46 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE INTERSTATE HIGHWAY NO. 15 AS DESCRIBED ON SHEETS 3 AND 4 OF STATE HIGHWAY PROJECT NUMBER 115-8(6) 334, MAPS OF FILE AT THE REGION 1 OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION, SAID RIGHT OF WAY LINE HAVING BEEN CALCULATED 150 FEET OFFSET WESTERLY FROM THE CENTERLINE OF THE IMPROVEMENTS AS MEASURED ON THE GROUND AND ROTATED TO MATCH FREEWAY PARK SUBDIVISION, A PLAT RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, AS SHOWN HEREON, THENCE SOUTH $10^{\circ}42'22''$ WEST 101.62 FEET (SOUTH $10^{\circ}42'$ WEST 01.77 FEET BY RECORD) THENCE NORTH $89^{\circ}32'09''$ WEST 289.39 FEET (WEST 356 FEET, MORE OR LESS) TO THE EAST LINE OF SAID 1900 WEST STREET AND THENCE NORTH $00^{\circ}27'51''$ EAST ALONG SAID EAST LINE 100.00 FEET (NORTH BY RECORD) TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH $00^{\circ}27'51''$ WEST ALONG SECTION LINE 1320.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, THENCE SOUTH $00^{\circ}27'51''$ WEST ALONG SECTION LINE 189.75 FEET (SOUTH BY RECORD) AND SOUTH $89^{\circ}32'09''$ EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF 1900 WEST STREET, THENCE NORTH $00^{\circ}27'51''$ EAST ALONG SAID EAST LINE 30.00 FEET, THENCE SOUTH $89^{\circ}32'09''$ EAST 100.00 FEET, THENCE SOUTH $00^{\circ}27'51''$ WEST 30.00 FEET, AND THENCE NORTH $89^{\circ}32'09''$ WEST 100.00 FEET TO SAID EAST LINE AND THE TRUE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH $00^{\circ}27'51''$ WEST ALONG SECTION LINE 1320.36 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, THENCE SOUTH $89^{\circ}32'09''$ EAST 200.00 FEET ALONG THE SIXTEENTH SECTION LINE TO THE TRUE POINT OF BEGINNING, SAID SIXTEENTH SECTION LINE WAS RETRACED PERPENDICULAR TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 CONSISTENT WITH SURVEYS IN THE AREA, THENCE SOUTH $89^{\circ}32'09''$ EAST ALONG SAID SIXTEENTH LINE FEET TO THE WEST LINE OF THE OLD UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY, RETRACED 48.00 FEET

OFFSET WESTERLY FROM THE CENTERLINE OF THE TRACKS AS MEASURED ON THE GROUND AND SHOWN HEREON, SEE THAT CERTAIN RECORD OF SURVEY PERFORMED BY PINNACLE ENGINEERING JUNE 2008 FOR TOM AND LINDSAY LARSEN TO BE RECORDED AT THE OFFICE OF THE WEBER COUNTY SURVEYOR: THENCE SOUTH 00°18'41" WEST ALONG SAID RIGHT OF WAY LINE 189.75 FEET TO A POINT OF RECORD 189.75 FEET SOUTH OF THE QUARTER OF QUARTER SECTION LINE, THENCE NORTH 89°32'09" WEST PARALLEL WITH SAID SIXTEENTH LINE OR SAID QUARTER OF QUARTER SECTION LINE 223.51 FEET TO A POINT OF RECORD 150 FEET EAST OF SECTION LINE, THENCE NORTH 00°27'51" EAST PARALLEL WITH SECTION LINE 30.00 FEET, THENCE NORTH 89°32'09" WEST PARALLEL WITH SAID SIXTEENTH LINE 100.00 FEET TO THE EAST LINE OF 1900 WEST STREET A 100 FOOT WIDE STREET, THENCE NORTH 00°27'51" EAST ALONG SAID EAST LINE 17.75 FEET, THENCE SOUTH 89°32'09" EAST 150.00 FEET, AND THENCE NORTH 00°27'51" EAST PARALLEL WITH SECTION LINE 142.00 FEET TO THE TRUE POINT OF BEGINNING.

Tax ID Numbers: 09-142-0032; 09-142-0034; and 09-142-0035


Property Address: 5780 South 1900 West and 5800 South 1900 West, Roy, UT 84067

TOGETHER WITH any and all right, title, and interest of the Assignor in and to those certain loan documents executed in connection with the Loan (as further described in Exhibit A attached hereto and incorporated by this reference, and collectively referred to herein as the "Loan Documents"), and all sums, including any and all principal and interest due or to become due under the Loan Documents, and all rights accrued or to accrue under the Loan Documents.

IN WITNESS WHEREOF, said Assignor as Lender and Beneficiary under the Loan Documents has executed this Assignment of Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing and Related Loan Documents in favor of Assignee as of the date written below and effective upon recording in the Official Records of Weber County, Utah.

Executed this 27 day of January, 2022.

Bell Rock Income Fund 1, LLC

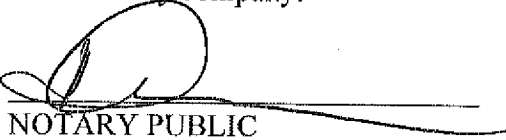

By: Spencer Owens

Its: Manager

STATE OF ARIZONA

COUNTY OF

On January 27, 2022, before me, the undersigned Notary Public, personally appeared Spencer Owens, manager, known to me be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.


NOTARY PUBLIC

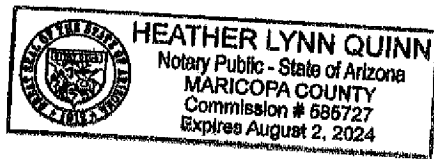


Exhibit A

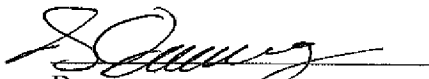
List of Loan Documents

1. Commercial Promissory Note dated October 2, 2019
2. Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (First Lien Position) dated October 2, 2019
3. Modification and Extension Agreement dated March 27, 2020
4. First Amendment to Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement (First Lien Position) dated March 27, 2020

Agreement

In conjunction with BELL ROCK INCOME FUND 1, LLC assigning the loan it made to BLUEMOUNTAIN, INC. on 5780 South 1900 W and 5800 South 1900 West, Roy, UT 84067 to RB50, LLC, BELL ROCK INCOME FUND 1, LLC agrees that BELL ROCK INCOME FUND 1, LLC will assign its first-position lien on 5780 South 1900 W and 5800 South 1900 West, Roy, UT 84067 to RB50, LLC and all of its rights and interest in exchange for a wire from RB50, LLC of \$1,900,000.00.

BELL ROCK INCOME FUND 1, LLC


By: Spencer Owens

Its: Manager