

WHEN RECORDED, MAIL TO:

AMAK, LLC
5848 Majestic Pine Drive
Murray, Utah 84107

200502

10-089-0076

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 Utah limited liability company, of 6628 E Baseline Road, Suite 101, Mesa, AZ 85206 ("Assignor"), hereby sells, assigns, transfers and conveys to AMAK, 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 July 30, 2019, and recorded on July 30, 2019 as Entry 3175922, Book 7314, Page 1412-1438, and amended by that certain 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 3250389, Book 7510, Page 2760-2764 of the Official Records in the County Recorder's office of Davis County, Utah (the "Deed of Trust"), which Deed of Trust was executed by Truman Marketing, LLC ("Borrower"), in favor of Assignor, as beneficiary, and is secured by that certain original loan made by Assignor to Borrower in the original principal amount of four hundred thousand dollars (\$400,000.00), and which Deed of Trust encumbers that certain real property described as follows:

All that real property situated in the 45 East Gentile Street, Layton, UT 84041, County of Davis, State of Utah, more particularly described as follows:

Beginning at a point North 255.18 feet and East 794.77 feet from the Southwest corner of Section 21, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said point being also South 58°50'30" West 15 feet and North 31°09'30" West 2.0 feet from the northwest corner of the motel building, and running thence North 38°50'30" East 225.95 feet along a line parallel to the Northerly line of said motel building to the Westerly line of a Highway; thence South 42°32'10" East 55.08 feet along the Westerly line of said Highway; thence South 58°50'30" West 236.82 feet; thence North 31°09'30" West 54.0 feet to the point of beginning.

Together with and subject to a right of way over: Beginning at a point North 255.18 feet and East 794.77 feet and North 58°50'30" East 10.0 feet from the Southwest corner of said Section 21, which point is also South 58°50'30" West 5.0 feet and North 31°09'30" West 2.0 feet from the Northwest corner of motel building, and running thence South 31°09'30" East 31.43 feet; thence South 60°16'40" West 119.8 feet, more or less to the East line of Main Street, thence North 32°19' West 10.0 feet along said street line; thence North 60°16'40" West 110.0 feet, more or less along a line 0.5 of a foot Southerly from the Southerly line of a building; thence North 31°09'30" West 21.4 feet; thence North 58°50'30" East 10.0 feet to the point of beginning.

Together with a right of way for ingress and egress on a strip of land 20.0 feet wide running from the South line of said property, Southerly across the adjoining land and continuing Southerly on the existing right of way to Gentile Street.


Tax ID Number: 10-089-0076

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 Davis County, Utah.

Executed this 21 day of January, 2021.

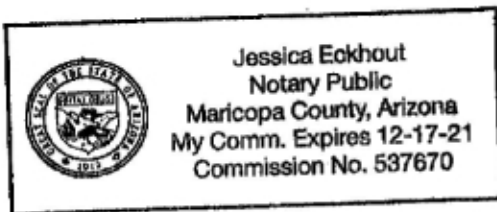
Bell Rock Income Fund 1, LLC


By: Lincoln Gardner
Its: Manager

STATE OF ~~UTAH~~ Arizona

COUNTY OF Maricopa

On January 21, 2021, before me, the undersigned Notary Public, personally appeared Lincoln Gardner, 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.



Jessica Eckhout
NOTARY PUBLIC

Exhibit A

List of Loan Documents

1. Commercial Promissory Note dated July 30, 2019
2. Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated July 30, 2019
3. First Amendment to Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement (First Lien Position) dated March 27, 2020
4. Commercial Guaranty dated July 30, 2019
5. Loan Agreement dated July 30, 2019
6. Certification of Commercial Loan dated July 30, 2019
7. Document of Re-Execution dated July 30, 2019
8. Certification of Borrower/Guarantor dated July 30, 2019
9. Business Purpose Affidavit dated July 30, 2019