

EXECUTION

ENT38930:2022 PG 1 of 4
Andrea Allen
Utah County Recorder
2022 Mar 29 01:25 PM FEE 40.00 BY KR
RECORDED FOR Cottonwood Title Insurance Agency,
ELECTRONICALLY RECORDED

TAX ID NOs: 08-076-0120,
34-647-0001,
20-35-200-044, and
14-35-428-024

File152083-MCC

WHEN RECORDED, RETURN TO:

Nathan Canova
Dorsey & Whitney LLP
111 South Main Street, Suite 2100
Salt Lake City, Utah 84111

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 March 29, 2022, 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 Trust Company, National Association, having an address at 170 South Main Street, 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 March 1, 2022, by Ascent Academies of Utah, a Utah nonprofit corporation, as trustor ("Deed of Trust"), recorded on March 29, 2022, as Instrument No. 38913:2022 in the office of the records of Utah County, State of Utah, as Instrument No. 13921366 in the office of the records of Salt Lake County, State of Utah, and as Instrument No. 3466536 in the office of the records of Davis County, State of Utah, with respect to the property described on

Exhibit A hereto, together with the obligations secured by the Deed of Trust and all other instruments, documents and certificates executed in connection therewith.

[SIGNATURE PAGE FOLLOWS]

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

UTAH CHARTER SCHOOL FINANCE AUTHORITY

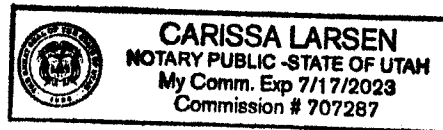
By: Marlo M. Oaks
Marlo Oaks, Chair

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

This instrument was acknowledged before me on this 18 day of March, 2022, by Marlo Oaks, 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.

Carissa Larsen
NOTARY PUBLIC
Residing at Salt Lake County, Utah

My Commission Expires:
7/17/2023



Assignment of Deed of Trust
Utah Charter School Finance Authority
Charter School Revenue and Refunding Bonds (Ascent Academies of Utah Project), Series 2022

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL 1:

BEGINNING AT THE CENTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 00°05'50" EAST 473.66 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 90°00'00" WEST 341.46 FEET; THENCE NORTH 0°00'00" EAST 40.47 FEET; THENCE SOUTH 90°00'00" WEST 226.66 FEET TO A POINT 20 FEET EASTERLY FROM THE TOP BANK OF A STREAM; THENCE NORTHEASTERLY ALONG SAID LINE NORTH 25°00'10" EAST 47.76 FEET, NORTH 25°46'40" EAST 66.33 FEET, NORTH 32°55'22" EAST 97.73 FEET, NORTH 30°33'52" EAST 56.47 FEET, NORTH 30°48'40" EAST 60.62 FEET, NORTH 36°08'11" EAST 57.53 FEET, NORTH 50°39'16" EAST 48.30 FEET, NORTH 56°01'08" EAST 63.21 FEET, NORTH 55°21'40" EAST 63.44 FEET, NORTH 45°20'11" EAST 126.41 FEET TO A POINT ON A 475.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 119.83 FEET, (CENTRAL ANGLE=14°27'15", CHORD BEARING AND DISTANCE=SOUTH 82°21'57" EAST 119.51 FEET); THENCE SOUTH 89°34'49" EAST 20.99 FEET; THENCE SOUTH 00°07'40" EAST 73.85 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL OF LOT 1, ASCENT ACADEMY LEHI SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED OCTOBER 29, 2019 AS ENTRY NO. 111981:2019 IN THE OFFICE OF THE UTAH COUNTY RECORDER.

PARCEL 3:

ALL OF LOT 1, CLAY HOLLOW SUBDIVISION PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED FEBRUARY 14, 2014 AS ENTRY NO. 11804743 IN BOOK 2014P OF PLATS AT PAGE 36 IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH.

PARCEL 4:

LOT 1, ASCENT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH ON AUGUST 16, 2018 AS ENTRY NO. 12830862 IN BOOK 2018P AT PAGE 286.