

**WHEN RECORDED, MAIL TO:**

People's Intermountain Bank  
33 East Main Street  
American Fork, Utah 84003  
Attention: Sharon Haskell

Tax ID Nos.: 39:088:0002; 52:051:0001; 53-046-0007; 20:075:0106; 52-680-0001;  
27:048:0009; 29-062-0068 and 29-062-0069; 37:239:0020; 41:402:2;  
36-091-0010;

**ASSIGNMENT OF TRUST DEED**

FOR VALUABLE CONSIDERATION, Banner Bank, a Washington state chartered commercial bank (hereinafter referred to as "Assignor"), hereby grants, bargains, sells, assigns, transfers, conveys and sets over to People's Intermountain Bank, a Utah state chartered commercial bank, its successors and assigns (hereinafter collectively referred to as "Assignee"), without recourse except as provided in that certain Purchase and Assumption Agreement dated July 26, 2017 between Assignor and Assignee, all of Assignor's rights, titles and interests under the following trust deed, together with all promissory notes, indebtedness, liabilities and obligations secured thereby:

1. A Deed of Trust (the "Trust Deed A-1"), dated July 19, 2016, executed by Val D Rasmussen and RaMay Rasmussen, as Trustor, in favor of UPF Services, LLC, as Trustee, and Banner Bank, as Beneficiary, which Trust Deed A-1 was recorded on July 19, 2016, as Entry No. 66236 in Book 2016, in the official records of the County Recorder of Utah County, State of Utah. Trust Deed A-1, as such may have been modified, pertains to certain property situated in such County and State, which property is more particularly described in Exhibit A-1 attached hereto and incorporated herein by this reference.
2. A Deed of Trust (the "Trust Deed A-2"), dated April 21, 2016, executed by Robert Jon Reimschuessel, as Trustor, in favor of UPF Services, LLC, as Trustee, and Banner Bank, as Beneficiary, which Trust Deed A-2 was recorded on April 22, 2016, as Entry No. 35305 in Book 2016, in the official records of the County Recorder of Utah County, State of Utah. Trust Deed A-2, as such may have been modified, pertains to certain property situated in such County and State, which property is more particularly described in Exhibit A-2 attached hereto and incorporated herein by this reference.
3. A Deed of Trust (the "Trust Deed A-3"), dated April 18, 2008, executed by Larry Bingham Richins and Cherie Richins, as Trustor, in favor of

Banner Bank as successor to AmericanWest Bank, as Trustee, and Banner Bank as successor to AmericanWest Bank, as Beneficiary, which Trust Deed A-3 was recorded on May 15, 2008, as Entry No. 57838 in Book 2008, in the official records of the County Recorder of Utah County, State of Utah. Trust Deed A-3, as such may have been modified, pertains to certain property situated in such County and State, which property is more particularly described in Exhibit A-3 attached hereto and incorporated herein by this reference.

4. A Deed of Trust (the "Trust Deed A-4"), dated August 18, 2016, executed by Harold Lee Ricks, as Trustor, in favor of UPF Services, LLC, as Trustee, and Banner Bank, as Beneficiary, which Trust Deed A-4 was recorded on August 23, 2016, as Entry No. 80549 in Book 2016, in the official records of the County Recorder of Utah County, State of Utah. Trust Deed A-4, as such may have been modified, pertains to certain property situated in such County and State, which property is more particularly described in Exhibit A-4 attached hereto and incorporated herein by this reference.
5. A Deed of Trust (the "Trust Deed A-5"), dated June 30, 2016, executed by Martin Schellenberg and Karen Schellenberg, as Trustor, in favor of UPF Services, LLC, as Trustee, and Banner Bank, as Beneficiary, which Trust Deed A-5 was recorded on July 7, 2016, as Entry No. 62585 in Book 2016, in the official records of the County Recorder of Utah County, State of Utah. Trust Deed A-5, as such may have been modified, pertains to certain property situated in such County and State, which property is more particularly described in Exhibit A-5 attached hereto and incorporated herein by this reference.
6. A Deed of Trust (the "Trust Deed A-6"), dated August 15, 2016, executed by Lena M Seng and Kenneth L Seng as Trustees of The Lena M Seng Revocable Trust, dated February 4, 2004, as amended and restated on October 6, 2015 and July 14, 2016, as Trustor, in favor of UPF Services, LLC, as Trustee, and Banner Bank, as Beneficiary, which Trust Deed A-6 was recorded on August 19, 2016, as Entry No. 79518 in Book 2016, in the official records of the County Recorder of Utah County, State of Utah. Trust Deed A-6, as such may have been modified, pertains to certain property situated in such County and State, which property is more particularly described in Exhibit A-6 attached hereto and incorporated herein by this reference.
7. A Deed of Trust (the "Trust Deed A-7"), dated October 26, 2007, executed by Jeffery J Simonsen and Camilla Simonsen, as Trustor, in favor of Banner Bank as successor to AmericanWest Bank, as Trustee,

and Banner Bank as successor to AmericanWest Bank, as Beneficiary, which Trust Deed A-7 was recorded on November 9, 2007, as Entry No. 159866 in Book 2007, in the official records of the County Recorder of Utah County, State of Utah. Trust Deed A-7, as such may have been modified, pertains to certain property situated in such County and State, which property is more particularly described in Exhibit A-7 attached hereto and incorporated herein by this reference.

8. A Deed of Trust (the "Trust Deed A-8"), dated June 17, 2016, executed by Daryl B Sisk and Christine T. Sisk, as Trustor, in favor of UPF Services, LLC, as Trustee, and Banner Bank, as Beneficiary, which Trust Deed A-8 was recorded on June 20, 2016, as Entry No. 55702 in Book 2016, in the official records of the County Recorder of Utah County, State of Utah. Trust Deed A-8, as such may have been modified, pertains to certain property situated in such County and State, which property is more particularly described in Exhibit A-8 attached hereto and incorporated herein by this reference.
  
9. A Deed of Trust (the "Trust Deed A-9"), dated August 7, 2014, executed by Keven J Stratton and Laurie A Stratton, as Trustor, in favor of Ron K. Nichols, as Trustee, and Banner Bank as successor to AmericanWest Bank, as Beneficiary, which Trust Deed A-9 was recorded on August 18, 2014, as Entry No. 58138 in Book 2014, in the official records of the County Recorder of Utah County, State of Utah. Trust Deed A-9, as such may have been modified, pertains to certain property situated in such County and State, which property is more particularly described in Exhibit A-9 attached hereto and incorporated herein by this reference.
  
10. A Deed of Trust (the "Trust Deed A-10"), dated August 13, 2016, executed by Jared R Taylor, as Trustor, in favor of UPF Services, LLC, as Trustee, and Banner Bank, as Beneficiary, which Trust Deed A-10 was recorded on August 16, 2016, as Entry No. 77854 in Book 2016, in the official records of the County Recorder of Utah County, State of Utah. Trust Deed A-10, as such may have been modified, pertains to certain property situated in such County and State, which property is more particularly described in Exhibit A-10 attached hereto and incorporated herein by this reference.

DATED AS OF: May 7, 2018.

By: \_\_\_\_\_  
Philip H. Gunther  
Attorney-in-Fact for Banner Bank

The above signature by said Attorney-in-Fact and the words of conveyance, if any, contained in this instrument, shall be construed as the signature and words, respectively, and the acts and deeds of Banner Bank.

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

The foregoing Assignment of Trust Deeds was acknowledged before me this 15<sup>th</sup> day of May 2018, by Philip H. Gunther, Attorney-in-Fact for Banner Bank.

\_\_\_\_\_  
NOTARY PUBLIC



**Exhibit A-1**  
**(Legal Description for Trust Deed A-1)**

Lot 2, Plat "A", Farm Meadows Subdivision, Provo, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

The Real Property or its address is commonly known as 593 N 2580 W, Provo, UT 84601.

**Exhibit A-2**  
**(Legal Description for Trust Deed A-2)**

Lot 1, Plat "A", SPRING ACRES SUBDIVISION, Springville, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

The Real Property or its address is commonly known as 554 South Canyon Drive, Springville, UT 84663.

**Exhibit A-3**  
**(Legal Description for Trust Deed A-3)**

LARRY BINGHAM RICHINS and CHERIE RICHINS, husband and wife as joint tenants, grantees, of 570 South Lucerne Drive, Salem, Utah 84653,

for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Utah County, State of Utah, to-wit:

All of Lot 7, Plat "C", TOWER HEIGHTS SUBDIVISION, Salem, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.

Also, Beginning at the Southwest corner of Lot 7 Plat "C" TOWER HEIGHTS SUBDIVISION, Salem, Utah; thence along the South lot line of Lot 7 South 86 deg 25' 54" East 125.59' to the West R/W line of Lucern St. of said subdivision; thence North 88 deg. 42' 46" West 125.53 feet; thence North 1 deg. 42' East 5 feet to the point of beginning.

The Real Property or its address is commonly known as 570 S Lucerne Dr, Salem, UT 84653.

**Exhibit A-4****(Legal Description for Trust Deed A-4)**

Commencing 247.5 feet North, 92.4 feet East, and 388.33 feet North 33 3/8° West of the Southwest corner of the Northwest quarter of the Southwest quarter of Section 32, Township 6 South, Range 3 East of the Salt Lake Base and Meridian; thence North 56 5/8° East 65.0 feet; thence South 33 3/8° East 190.33 feet; thence South 56 5/8° West 65.0 feet; thence North 33 3/8° West 190.33 feet to the place of beginning.

TOGETHER WITH AND LESS AND EXCEPTING any portion deeded by way of a Boundary Line Agreement recorded November 4, 1997, as Entry No. 87232, in Book 4426, at Page 675 in the Utah County Recorder's Office, also described as follows:

Beginning at the intersection of the Westerly right-of-way line of Locust Lane, and the Northerly right-of-way of Ash Avenue, Provo, Utah, as constructed, which beginning point is North 0° 47' 13" West along the Section line 1709.21 feet and East 251.74 feet from the Southwest corner of Section 32, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence South 55° 58' 50" West along the northerly right-of-way line (as constructed) of said Ash Avenue, 208.65 feet of the extended line of the long-standing westerly fence line of the Helen J. Clark property; thence North 33° 53' West along said extended fence line, and said fence line 175.55 feet to a fence corner; thence North 56° 48' East along the long-standing northerly boundary fence line 68.90 feet to a fence corner; thence South 33° 25' 20" East along a long-standing boundary fence line 73.23 feet to a fence corner; thence North 56° 34' East along a long-standing boundary fence line, and said fence line extended, 140.52 feet to the westerly right-of-way line of said Locust Lane; thence South 33° 47' 05" East along the Westerly right-of-way line (as constructed) of said Locust Lane, 99.90 feet to the point of beginning.

TOGETHER WITH AND LESS AND EXCEPTING any portion deeded by way of a Boundary Line Agreement recorded June 1, 2007, as Entry No. 81520:2007 in the Utah County Recorder's Office, also described as follows:

Commencing at a point in the Northerly boundary of Ash Avenue, Provo, Utah, said point being located North 00° 47' 13" West along the Section line 1546.80 feet and East 8.95 feet from the Southeast corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 33° 43' 37" West along a fence line 120.52 feet; thence South 55° 11' 18" West along a fence line 81.01 feet; thence North 33° 43' 37" West 80.56 feet; thence North 55° 30' 50" East 74.00 feet; thence North 34° 22' 24" West 45.00 feet; thence North 55° 30' 50" East 71.01 feet; thence North 32° 48' 54" West 36.56 feet; thence North 34° 22' 24" West 83.45 feet to a point on the Southerly boundary of Briar Avenue; thence North 55° 30' 50" East along said Briar Avenue 20.00 feet; thence South 34° 22' 24" East along a fence line 83.77 feet; thence South 32° 31' 00" East along a fence line 91.27 feet; thence South 34° 38' 57" East along a fence line 14.84 feet; thence South 51° 27' 57" West 1.32 feet; thence South 33° 53' 47" East along Plat "A", Helen Clark Subdivision, 176.34 feet; thence South 55° 58' 26" West along said Ash Avenue 81.59 feet to the point of beginning.

The Real Property or its address is commonly known as 1170 E Briar Ave, Provo, UT 84604.



**Exhibit A-5**  
**(Legal Description for Trust Deed A-5)**

Lot 1, Plat "A", SCHELLENBERG SUBDIVISION, Pleasant Grove, Utah, according to the official plat on record in the Utah County Recorder's Office, Utah.

The Real Property or its address is commonly known as 1231 East 300 South, Pleasant Grove, UT 84062.

**Exhibit A-6**  
**(Legal Description for Trust Deed A-6)**

Beginning at a point in a fence line which point is North 56.68 feet and East 1992.01 feet (based upon the Utah State Coordinate System, Central Zone) from the Southwest corner of Section 32, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°14'56" West 446.61 feet; thence South 73°04'21" West 62.80 feet; thence West 53.01 feet; thence North 00°53'02" East 353.33 feet to a fence line; thence along said fence line as follows: North 89°09'15" East 111.01 feet; thence South 82°57'16" East 219.06 feet; thence South 75°55'50" East 63.81 feet; thence South 33°36'30" East 20.38 feet; thence South 05°31'19" West 724.77 feet to a fence line; thence South 89°21'42" West along said fence line 222.27 feet to the point of beginning.

The Real Property or its address is commonly known as 8692 S 1150 E, Spanish Fork, UT 84660.

**Exhibit A-7**  
**(Legal Description for Trust Deed A-7)**

The land referred to is located in Utah County, State of Utah, and is described as follows:

Beginning at a fence line intersection, which point is North 1319.959 feet and West 10.450 feet (based on the Utah State Coordinate System, Central Zone and data published by the Utah County Surveyor as of June 21, 1976) from the West Quarter corner of Section 18, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°32'39" East along a fence line 299.830 feet to a curve on the Westerly line of Zero Street Utah County Road, concave Westerly having a radius of 748.330 feet; thence along said road as follows: Southerly around the periphery of said curve 67.217 feet, Southwesterly around the periphery of a curve concave Westerly having a radius of 810.300 feet, a distance of 226.072 feet, South 28°55'52" West 282.750 feet, Southerly around the periphery of a curve concave Southeasterly having a radius of 796.940 feet, a distance of 186.627 feet to a fence line; thence North 0°00'03" East along said fence line 693.998 feet to the point of beginning.

More accurately described as:

PARCEL 1: Commencing North 1319.96 feet and West 10.45 feet from the West 1/4 corner of Section 18, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°32'39" East 297.35 feet; along a curve to the right (chord bears: South 10°27'50" West 64.88 feet; radius= 748.33 feet) arc length= 64.90 feet; along a curve to the right (chord bears: South 20°56'26" West 225.35 feet; radius= 810.3 feet); arc length= 226.07 feet; thence South 28°56'0" West 48.55 feet; thence North 56°53'17" West 217.03 feet; thence North 0°0'3" East 195 feet to the beginning.

PARCEL 2: Commencing North 1005.57 feet and East 171.08 feet from the West quarter corner of Section 18, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence North 56°53'17" West 215.22 feet; thence South 0°28'7" East 470.15 feet; along a curve to the right (chord bears North 23°9'11" East 160.51 feet, radius= 796.94 feet) arc length= 160.78 feet; thence North 28°56'0" East 234.22 feet to the beginning.

Above descriptions together with and less and excepting any portion acquired or conveyed by virtue of that certain boundary line agreement dated June 23, 2006, and recorded June 28, 2006 as Entry No. 81298:2006 of official records.

The Real Property or its address is commonly known as 1063 South 950 East, Salem, UT 84653.

**Exhibit A-8**  
**(Legal Description for Trust Deed A-8)**

Lot 20, Plat "A", DUCK CREEK ESTATES SUBDIVISION, Springville, Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

The Real Property or its address is commonly known as 826 West 175 South, Springville, UT 84663.

**Exhibit A-9**  
**(Legal Description for Trust Deed A-9)**

Lot 2, Plat "H", HERITAGE HOMES SUBDIVISION, Orem, Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

The Real Property or its address is commonly known as 702 East 1160 North, Orem, UT 84097.

**Exhibit A-10**  
**(Legal Description for Trust Deed A-10)**

Lot 7, Block 2, CLEARVIEW SUBDIVISION, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

The Real Property or its address is commonly known as 1110 Elm Ave, Provo, UT 84604.