

WHEN RECORDED MAIL TO:

NBH Bank
1111 Main St., Suite 2700
Kansas City, MO 64105
Prepared By: Stacie Orr 816-298-2234
APN: 41-690-0004

ASSIGNMENT OF DEED OF TRUST AND OTHER RECORDED DOCUMENTS

This Assignment ("Assignment") is made as of, August 22, 2024 by **NBH BANK (Charter No. 100870)** 7800 E. Orchard Road, Suite 300 Greenwood Village, CO 80111 ("Assignor"), in favor of **NBH REALTY II, LLC (Charter No. LC 001411600)**, 1580 N. Church Rd., Liberty, MO 64068 ("Assignee").

RECITALS:

- A. Assignor is the owner and holder of that certain loan ("Loan") evidenced by that certain Promissory Note ("Note"), dated December 27, 2023, in the original amount of \$2,854,700.00, executed by Little India, LLC ("Borrower") in favor of Assignor, as modified from time to time.
- B. The Note, is secured in part by that certain Deed of Trust, dated December 27, 2023, recorded on December 28, 2023, in Ent No. 83589:2023, in the Official Records of Utah County, Utah, executed by Borrower in favor of Assignor (Deed of Trust).
- C. The Deed of Trust encumbers, among other things, certain real property ("Property"), located in Utah County, Utah and legally described as follows:

See the attached **Exhibit 'B'** for legal description of property.

NOW THEREFORE, in consideration of the foregoing recitals, the covenants and agreements hereinafter set forth and other good and valuable considerations, the receipt and sufficiency of which, is hereby acknowledged. Assignor hereby absolutely assigns, sells, transfers, sets over, and conveys to Assignee, the Note, the Deed of Trust and Other Recorded Documents. All indebtedness secured thereby, and all rights, titles, interests, in, to and under those recorded documents identified on **Exhibit 'A'** attached hereto and made a part hereof, relating to the real property described on **Exhibit 'B'** attached hereto and made a part hereof, together with the Note secured thereby and remedies arising thereunder or relating thereto.

IN WITNESS WHEREOF, Assignor has executed this Assignment by and through the undersigned officer, pursuant to due authorization, on the day and year first above written.

NBH BANK

By: Christina Becerra
Christina Becerra, Vice President


ACKNOWLEDGMENT

State of Missouri)
) ss.
County of Jackson)

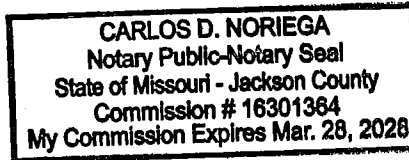
On this 22nd day of August, 2024, before me personally appeared Christina Becerra to me personally known, who, being by me duly sworn, did say that she is the Vice President of **NBH BANK** and that this instrument was signed on behalf of the Bank for the purposes described therein and she acknowledged this instrument to be the free act and deed of the Bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year next written above.

SEAL



Carlos D. Noriega, Notary Public



My term expires: March 28, 2028

EXHIBIT 'A'

RECORDED DOCUMENTS

1. Promissory Note dated December 27, 2023, I/A/O \$2,854,700.00, executed by Little India, LLC, borrower.
2. Deed of Trust dated December 27, 2023, recorded on December 28, 2023 at Ent No. 83589:2023, executed by Little India, LLC, a Utah Limited Liability Company.
3. Modification of Deed of Trust dated January 29, 2024, recorded on January 31, 2024 at Ent No. 6187:2024, executed by Little India, LLC, a Utah Limited Liability Company.
4. Assignment of Rents dated December 27, 2023, recorded on December 28, 2023 at Ent No. 83590:2023, executed by Little India, LLC, a Utah Limited Liability Company.
5. Deed of Trust dated December 27, 2023, recorded on December 27, 2023 at Document No. 14189551, Book: 11463, Page: 8915, executed by Harjeet Singh.
6. Modification of Deed of Trust dated January 29, 2024, recorded on January 31, 2024 at Document No. 14199789, Book: 11469, Page: 1904, executed by Harjeet Singh.
7. Assignment of Rents dated December 27, 2023, recorded on December 27, 2023 at Document No. 14189552, Book: 11463, Page: 8928, executed by Harjeet Singh.
8. Deed of Trust dated December 27, 2023, recorded on December 27, 2023 at Document No. 14189548, Book: 11463, Page: 8891, executed by Harjeet Singh.
9. Modification of Deed of Trust dated January 29, 2024, recorded on January 31, 2024 at Document No. 14199791, Book: 11469, Page: 1910, executed by Harjeet Singh.
10. Assignment of Rents dated December 27, 2023, recorded on December 27, 2023 at Document No. 14189549, Book: 11463, Page: 8905, executed by Harjeet Singh.
11. Deed of Trust dated December 27, 2023, recorded on December 27, 2023 at Document No. 14189557, Book: 11463, Page: 8948, executed by Harjeet Singh.
12. Modification of Deed of Trust dated January 29, 2024, recorded on January 31, 2024 at Document No. 14199790, Book: 11469, Page: 1907, executed by Harjeet Singh.
13. Assignment of Rents dated December 27, 2023, recorded on December 27, 2023 at Document No. 14189558, Book: 11463, Page: 8961, executed by Harjeet Singh.
14. SOS/UT- UCC-1 File # 20231013715-1 dated December 27, 2023, debtor Little India, LLC.

EXHIBIT 'B'

LEGAL DESCRIPTION

PARCEL 1:

Lot 4, HIGHLAND MARKETPLACE, according to the official plat thereof on file and of record in the Utah County Recorder's office, recorded May 22, 2007 as Entry No. 75804:2007.

PARCEL 1A:

The non-exclusive easements, appurtenant to Parcel 1 described herein, for pedestrian and vehicular access, ingress and egress and parking, as created and described in that certain Declaration of Easements, Covenants and Restrictions recorded June 4, 2007, as Entry No. 82152:2007 and First Amendment to the Declaration of Easements, Covenants and Restrictions for Highland Marketplace recorded April 19, 2023, as Entry No. 24694:2023.