

**ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE
FILING WITH ASSIGNMENT OF LEASES AND RENTS**

BRMK LENDING, LLC, a Delaware limited liability company
(Assignor)

to

BRMK LENDING SPE JP, LLC, a Delaware limited liability company
(Assignee)

Dated: As of February 2, 2024

Parcel Numbers: 25:061:0031, 25:061:0029 and 25:058:0031
County of Utah
State of Utah

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:
McCoy & Orta, P.C.
100 North Broadway, 26th Floor
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

**ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE
FILING WITH ASSIGNMENT OF LEASES AND RENTS**

BRMK LENDING, LLC, a Delaware limited liability company, whose address is 1251 Avenue of the Americas, 50th Floor, New York, NY 10020 (“Assignor”), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to **BRMK LENDING SPE JP, LLC**, a Delaware limited liability company, whose address is 1251 Avenue of the Americas, 50th Floor, New York, NY 10020, their successors, participants and assigns (“Assignee”), all right, title and interest of Assignor, in and to that certain Deed of Trust, Security Agreement and Fixture Filing with Assignment of Leases and Rents made by **GECKO GREY 3, LLC**, a Utah limited liability company, to **INVICTUS TITLE INSURANCE AGENCY, LLC**, as Trustee, for the benefit of Assignor, dated as of March 30, 2022 and recorded on March 31, 2022, as Entry Number 40526:2022 in the Recorder's Office of Utah County, Utah (as the same may have been amended, modified, restated, supplemented, assigned, renewed or extended), (the "Deed of Trust"), securing payment of note(s) of even date therewith, in the principal amount of \$12,083,125.00, as increased to \$12,164,151.00, pursuant to that certain First Amendment to Promissory Note dated April 3, 2023, and creating a lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and Assignor hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

TO HAVE AND TO HOLD the Deed of Trust unto Assignee and to the successors and assigns of Assignee forever.

[SIGNATURE ON THE FOLLOWING PAGE]

EXHIBIT "A"
Legal Description

Parcel 1

COMMENCING SOUTH 89°47'27" WEST 1624.57 FEET AND NORTH 1090.25 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 0°0'32" WEST 436.14 FEET; THENCE WEST 720 FEET; THENCE SOUTH 0°0'32" EAST 568.41 FEET; THENCE SOUTH 89°59'58" EAST 406.74 FEET; THENCE NORTH 0°0'2" EAST 132.27 FEET; THENCE EAST 313.23 FEET TO THE POINT OF BEGINNING.

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Parcel 2

COMMENCING NORTH 1520.45 FEET AND WEST 2692 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE EAST 347.15 FEET; THENCE SOUTH 0°0'32" EAST 568.16 FEET; THENCE SOUTH 89°59'58" EAST 406.74 FEET; THENCE NORTH 0°0'2" EAST 132.27 FEET; THENCE EAST 313.23 FEET; THENCE NORTH 0°0'32" WEST 435.89 FEET; THENCE EAST 72.01 FEET; THENCE SOUTH 0°0'32" EAST 1028.31 FEET; ALONG A CURVE TO THE LEFT (CHORD BEARS: SOUTH 17°8'10" EAST 169.05 FEET, RADIUS = 287 FEET); THENCE SOUTH 34°15'53" EAST 91.16 FEET; THENCE SOUTH 55°45'56" WEST 72 FEET; THENCE NORTH 34°15'53" WEST 91.12 FEET; ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 17°8'10" WEST 211.46 FEET, RADIUS = 359 FEET); THENCE NORTH 0°0'32" WEST 190.21 FEET; ALONG A CURVE TO THE RIGHT (CHORD BEARS: SOUTH 45°6'24" WEST 22.58 FEET, RADIUS = 16 FEET); THENCE SOUTH 89°59'36" WEST 827.29 FEET; ALONG A CURVE TO THE LEFT (CHORD BEARS: SOUTH 83°15'12" WEST 204.8 FEET, RADIUS = 873.51 FEET); THENCE NORTH 1°21'36" WEST 878.62 FEET TO THE POINT OF BEGINNING.

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Parcel 3

COMMENCING NORTH 1520.45 FEET AND WEST 2923.29 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE EAST 231.27 FEET; THENCE SOUTH 1°21'36" EAST 878.62 FEET; ALONG A CURVE TO THE LEFT (CHORD BEARS: SOUTH 75°14'38" WEST 38.92 FEET, RADIUS = 873.51 FEET); THENCE NORTH 89°52'11" WEST 12.02 FEET; THENCE SOUTH 0°15'54" WEST 3.58 FEET; THENCE SOUTH 73°9'22" WEST 81.43 FEET; ALONG A CURVE TO THE RIGHT (CHORD BEARS: SOUTH 81°28'41" WEST 80.18 FEET, RADIUS = 277 FEET); THENCE NORTH 89°47'59" WEST 22.83 FEET; ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 45°17'57" WEST 22.59 FEET, RADIUS = 16 FEET); THENCE NORTH 0°23'54" WEST 911.37 FEET TO THE POINT OF BEGINNING.

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1200 North 1260 West, Salem, Utah 84653.