ENT 9063:2024 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Feb 14 08:39 AM FEE 40.00 BY TM
RECORDED FOR McCoy & Orta, P.C.
ELECTRONICALLY RECORDED

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]

Reference No.: 181.044

Matter Name: Gecko Grey 3, LLC

Pool: READY CAPITAL BRMK JPM REPO Security Instrument Assignment (Tier I) IN WITNESS WHEREOF, Assignor has caused this instrument to be executed by its duly authorized officer on the day and year first above written.

ASSIGNOR:

BRMK LENDING, LLC, a Delaware limited

liability company

Name: Melissa Perez
Title: Authorized Person

ACKNOWLEDGMENT

| STATE OF TEXAS |) | |
|------------------|---|--|
| |) | |
| COUNTY OF DALLAS |) | |

On this day of September, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Melissa Perez as Authorized Person of BRMK LENDING, LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



WITNESS my hand and official seal.

Signature: __

Jillian Tosh Notary Public

My Commission Expires February 21, 2024

Reference No.: 181.044

Matter Name: Gecko Grey 3, LLC

Pool: READY CAPITAL_BRMK JPM REPO Security Instrument Assignment (Tier I)

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.

Tax Parcel ID: 25:061:0031

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°0'32" 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.

Tax Parcel ID: 25:061:0029

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, RAIDUS = 16 FEET); THENCE NORTH 0°23'54" WEST 911.37 FEET TO THE POINT OF BEGINNING.

Tax Parcel ID: 25:058:0031

1200 North 1260 West, Salem, Utah 84653.

Reference No.: 181.044

Matter Name: Gecko Grey 3, LLC

Pool: READY CAPITAL_BRMK JPM REPO Security Instrument Assignment (Tier I)