

Parcel: 15-24-233-003, 15-24-233-022

WHEN RECORDED, MAIL TO:
Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109

BTC: 5-109086

13389874
9/10/2020 4:37:00 PM \$40.00
Book - 11016 Pg - 5065-5067
RASHELLE HOBBS
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 3 P.

Assignment of Trust Deed

FOR VALUABLE CONSIDERATION, the sufficiency and receipt of which are hereby acknowledged, Mountain West Small Business Finance hereby assigns to THE SMALL BUSINESS ADMINISTRATION, an Agency of the United States Government, all of the beneficial interest in and to that certain Trust Deed identified as follows:

Trustor: LAWSON REAL ESTATE SALT LAKE CITY, LLC

Dated: September 2, 2020 Recorded: September 10, 2020

Entry No.: 13389734 at Book: 11016 Page: 4452-4459

of the Records of Salt Lake County, State of Utah and covering real property situated in said county described as follows:

See Exhibit "A" which is attached hereto and incorporated herein by this reference.

DATED September 2, 2020

MOUNTAIN WEST SMALL BUSINESS FINANCE

By: [Signature]
Spencer Davis, Vice President

STATE OF UTAH)
)
) ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 9/2/2020
by Spencer Davis, Vice President Mountain West Small Business Finance.

[Signature]
Notary Public

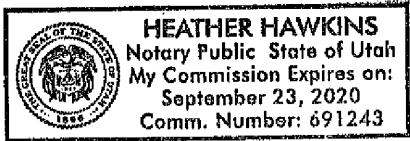


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Lots 20 and 21, Block 5, South Boulevard, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Less and excepting therefrom that portion of the herein described property contained within a parcel of land granted to the State Road Commission of Utah by instrument recorded January 7, 1943 as Entry No. 944011 in Book 333 at Page 78 of official records, said parcel of land being 41 feet wide, 41 feet on the South side of the following described centerline:

Beginning at the intersection of the East boundary line, produced of said Lot 21 and said center line of survey at Engineer's Station 6+44.5, which point is 152.2 feet South 89 deg. 58'51" East along said center line of survey from the city monument at the intersection of Twenty-First South and West Temple Streets; thence North 89 deg. 58'51" West 50 feet to the intersection of said center line of survey at Engineer's Station 6+94.5 and the West boundary line produced of said Lot 20, which point is 102.2 feet South 89 deg. 58'51" East along said center line of survey from said city monument, as shown on the official map of said project on file in the office of the State Road Commission of Utah.

Note: Said point of beginning is also approximately 32.0 feet Northerly along said East boundary line produced of Lot 21 from the Northeast corner of said Lot 21.

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PARCEL 2:

Lots 17, 18 and 19, Block 5, South Boulevard, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Less and excepting therefrom that portion of the herein described property contained within a parcel of land granted to the State Road Commission of Utah by instrument recorded February 19, 1943 as Entry No. 946441 in Book 336 at Page 374 of official records, said parcel of land being 41 feet wide, 41 feet on the South side of the following described centerline:

Beginning at the intersection of the East boundary line, produced of said Lot 19 and said center line of survey at Engineer's Station 6+94.5, which point is 102.2 feet South 89 deg. 58'51" East along said center line of survey from the city monument at the intersection of Twenty-First South and West Temple Streets; thence North 89 deg. 58'51" West 79.5 feet to the intersection of said center line of survey at Engineer's Station 7+74 and the West boundary line produced of said Lot 17, which point is 22.7

feet South 89 deg. 58'51" East along said center line of survey from said city monument, as shown on the official map of said project on file in the office of the State Road Commission of Utah.

Note: Said point of beginning is also approximately 32.2 feet Northerly along said East boundary line produced of Lot 19 from the Northeast corner of said Lot 19.

Less and excepting that portion conveyed in Warranty Deed recorded February 12, 2018 as Entry No. 12715435 in Book 10646 at Page 6026 being more particularly described as follows:

A parcel of land in fee, being part of an entire tract of property situate in Lot 17, Block 5, South Boulevard being a subdivision of Lots 9 and 10, Block 40, Ten Acre Plat "A", Big Field Survey, situate in the Northeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian, for the construction of improvements incident to SR-201 roadway rehabilitation, known as project number F-0201(36)17.

Beginning at the Northwest corner of said entire tract, which point is at the intersection of the Easterly right of way line of West Temple Street and the Southerly right of way line of 2100 South, which point is also 30.35 West feet and 115.50 feet North 00°02'47" East feet from the Southwest corner of said Lot 17, which point is also 41.00 feet South and 23.12 feet East from Salt Lake County Monument 15242002 at the intersection of West Temple Street and 2100 South; thence along the Northerly boundary line of said entire tract and said Southerly right of way line East 11.00 feet to a point which is 41.00 feet perpendicularly distant Southerly from the control line of said project, opposite Engineer Station 117+19.39; thence South 57°32'32" West 13.04 feet to the Westerly boundary line of said entire tract and the Easterly right of way line of said West Temple Street, which point is also 48.00 feet perpendicularly distant Southerly from the control line of said project, opposite Engineer Station 117+08.38; thence North 00°02'47" East (*North by record*) 7.00 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.

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