

Ent 1191850 Bk 1996 Pg 1205
Date 20-Mar-2018 10:25AM Fee \$29.00
Michael Gleed, Rec. - Filed By SA
Cache County, UT
For MERIDIAN TITLE COMPANY
Electronically Submitted by Simplifile

WHEN RECORDED, MAIL TO:

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

Tax ID Nos.: 06-011-0026; 04-060-0038, 03-007-0027, and 03-007-0026; 04-136-0004;

ASSIGNMENT OF TRUST DEEDS

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 each of the following trust deeds (collectively, the "Trust Deeds"), together with all promissory notes, indebtedness, liabilities and obligations secured thereby:

1. A Deed of Trust (the "Trust Deed A-1"), dated March 29, 2017, executed by Bear River Charter School, as Trustor, in favor of Stewart Title Guaranty Company, as Trustee, and Banner Bank, as Beneficiary, which Trust Deed A-1 was recorded on March 31, 2017, as Entry No. 1168952 in Book No. 1944 beginning on Page No. 1355, in the official records of the County Recorder of Cache 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 September 30, 2008, executed by Thomas Edison Charter School, Inc., 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-2 was recorded on October 1, 2008, as Entry No. 981485 in Book No. 1536 beginning on Page No. 1451, in the official records of the County Recorder of Cache 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 17, 2008, executed by Logan Hospitality LLC, as Trustor, in favor of Mountain View Title

and Escrow Co., Inc., as Trustee, and Banner Bank as successor to AmericanWest Bank, as Beneficiary, which Trust Deed A-3 was recorded on April 23, 2008, as Entry No. 969813 in Book No. 1514 beginning on Page No. 222, in the official records of the County Recorder of Cache 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.

DATED AS OF: February 12, 2018.

By: *Philip H. Gunther*
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 12th day of March 2018, by Philip H. Gunther, Attorney-in-Fact for Banner Bank.

Kinzi Villalta
NOTARY PUBLIC



Ent 1191850 Bk 1996 Pg 1207

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

Lot 1 AND THE EAST HALF OF LOT 2, BLOCK 7, PLAT 'A', LOGAN CITY SURVEY,
according to the Official Plat thereof, recorded in the Office of the County Recorder of CACHE
County, State of Utah.

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

Parcel 1: Part of Block 2, Plat "A" Hyde Park Farm Survey, Section 15, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, further described as follows:

Beginning at a point being South 88°17'57" East 171.0 feet from a point of record East along the South line of said 2600 North Street 690.31 feet from a point in the East right of way line of U.S. Highway 91, North 1°06'28" East 744.83 feet from the Intersection of the East line of said Highway with the North line of said Lot 4, Block 18, Plat "D" of Logan Farm Survey, and running thence South 08°15'26" East 155.9 feet along an existing fence line to a point in the South line of the Dwyth M. Daines property, thence South 88°18'10" East 262.5 feet along said South line to the true point of beginning, and running thence South 1°00'28" West by record (31.15 by measurement) more or less to the North line of the Bullen Brothers Property; thence South 88°18'10" East 283.09 feet, more or less, to the West line of 200 East Street, thence along the West line of 200 East Street North 0°32'50" East 171.3 feet to the South line of 2600 North Street; thence Westerly along the South line of said 2600 North Street to a point North 1°00'28" East 190.3 feet by record (200.93 by measurement) of the point of beginning, thence South 1°00'28" West 200.93 feet, more or less to the point of beginning.

Also Subject to a 10' public utility easement along the Easterly described boundary line.

Parcel 2: Beginning South 88°17'57" East 171 feet from a point by record East along the South line of 2600 North Street 690.31 feet of the point in the East line of US Highway 91; thence North 1°06'28" East 744.83 feet from the Intersection of the East line of Highway with the North line of Lot 4, Block 18, Plat "D" Logan Farm Survey and thence South 8°15'26" East 155.9 feet; thence South 88°18'10" East 262.5 feet to the true point of beginning; thence West 80 feet; thence North 123.5 feet to the South line of 2600 North street; thence Easterly along street 80 feet to a point North of the true point of beginning; thence South to the true point of beginning.

Parcel 3: Beginning East 670.64 feet along the South line of 2600 North Street and 20.84 feet along a curve to the left with a radius of 718 feet from the intersection of the South line of 2600 North Street and the East line of US Highway 91 and thence 170.69 feet along said curve to the left; thence South 7°36'04" East 169.48 feet; thence South 89°19'53" East 181.73 feet to the true point of beginning; thence South 89°19'53" East 80.00 feet; thence South 1°00'28" West 31.15 feet to the North line of Bullen Inc. Property; thence North 88°18'10" West 80.0 feet along the North line of said property; thence North 1°18'12" East 29.7 feet to the true point of beginning.

Parcel 4: Beginning at the intersection of the East line of Highway 91 and North line of Lot 4, Block 18, Plat "D" Logan Farm Survey and thence North 567.97 feet and East 1060.71 feet to the Northeast Corner of a fence and the North line of Bullen Property and the true point of beginning; thence South 88°18'11" East 379.5 feet to the West line of

200 East street; thence South $0^{\circ}10'24''$ West 80.0 feet along street; thence North $88^{\circ}18'11''$ West 381.36 feet to a fence line; thence North $1^{\circ}30'10''$ East 79.97 feet along the fence to the true point of beginning.

Parcel 5: Part of the Southwest Quarter of Section 12, Township 12 North, Range 1 East, of the Salt Lake Base and Meridian, described as follows: Commencing at the intersection of the East right of way line of U.S. 91 and the North line of Lot 4, Block 18, Plat "D" Logan Farm Survey, and running North 488 feet and East 1060.71 feet to the true point of beginning, thence South $88^{\circ}18'11''$ East 381.36 feet to the West right of way line of 200 East street; thence South $0^{\circ}10'24''$ West 142.78 feet (South $0^{\circ}32'50''$ West by record) along said line; thence North $88^{\circ}18'11''$ West 381.36 feet; thence North $1^{\circ}30'10''$ East 142.78 feet along said fence to the true point of beginning.

Subject to a right of way described as follows: Part of the Southwest Quarter of Section 12, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, described as follows: Commencing at the Intersection of the East right of way line of U.S. 91 and the North line of Lot 4, Block 18, Plat "D" Logan Farm Survey, and running North 488 feet and East 1060.71 feet to the true point of beginning; thence South $88^{\circ}18'11''$ East 381.6 feet to the West right of way line of 200 East street; thence South $0^{\circ}10'24''$ West 30.00 feet (South $0^{\circ}32'50''$ West by record) along said line; thence North $88^{\circ}18'11''$ West 381.36 feet, more or less to an existing fence line; thence North $1^{\circ}30'10''$ East 30.00 feet along said fence to the true point of beginning.

Parcel 6: Lot 1, Sierra Park Phase 1 Subdivision, according to the official plat thereof, on file and of record in the office of the Cache County Recorder.

Parcel 7: A part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East, of the Salt Lake Base and Meridian, located in the County of Cache, State of Utah, described as follows: Commencing at the center Quarter Corner of said Section; thence South $0^{\circ}29'09''$ East 561.81 feet along the East line of said Southwest Quarter; thence South $89^{\circ}30'51''$ West 467.97 feet to the point of beginning, said point being the Southeast corner of Parcel 2, as described in Entry #671342, In Book 777, at Page 232, as filed with the Recorder of Cache County; Also being the Northerly corner of Lot 1, Sierra Park Phase 1 Subdivision, according to the official plat thereof, on file and of record in the office of the Cache County Recorder; thence along the Southerly boundary of said Parcel 2 and along the boundary line of said Lot 1, Sierra Park Phase 1, for the following 6 courses: (1) South $55^{\circ}22'22''$ West 233.69 feet (239.69 feet by deed); (2) North $78^{\circ}46'42''$ West 24.89 feet; (3) North $66^{\circ}12'42''$ West 14.69 feet; (4) North $47^{\circ}04'08''$ West 45.23 feet; (5) North $40^{\circ}06'34''$ West 19.26 feet; (6) North $29^{\circ}34'24''$ West 60.35 feet to the Southerly line of the Lynn V. Nielsen and Bernice C. Nielsen Family Trust property to the North; thence along said Southerly property line, North $85^{\circ}30'27''$ East 306.39 feet to the point of beginning.

Ent 1191850 Bk 1996 Pg 1210

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

UNIT 4, PIONEER PLAZA COMMERICAL PUD 3RD AMENDED PLAT, AS SHOWN BY THE OFFICIAL PLAT THEREOF, RECORDED FEBRUARY 21, 2007, AS FILING NO. 937308 IN THE OFFICE OF THE RECORDER OF CACHE COUNTY, UTAH.