

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

READYCAP COMMERCIAL, LLC, a Delaware limited liability company
(Assignor)

to

READY CAPITAL SUBSIDIARY REIT I, LLC, a Delaware limited liability company
(Assignee)

Dated: As of June 30, 2020.

Property Location: 3043 W 3500 S
3054 W. Lehman Ave
West Valley City, Utah 84119

Tax Parcel ID: 15-33-103-025
15-33-104-022

DOCUMENT PREPARED BY AND
WHEN RECORDED, RETURN TO:

ReadyCap Commercial, LLC
Attn: Melissa Perez
1320 Greenway Drive, Suite 560
Irving, TX 75038

13317793
7/2/2020 2:17:00 PM \$40.00
Book - 10973 Pg - 68-72
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INGEO SYSTEMS
BY: eCASH, DEPUTY - EF 5 P.

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

READY CAPITAL MORTGAGE DEPOSITOR II, LLC, a Delaware limited liability company ("**Assignor**"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to **READY CAPITAL SUBSIDIARY REIT I, LLC**, a Delaware limited liability company having an address at 1251 Avenue of the Americas, 50th Floor, New York, New York 10020, their successors, participants and assigns (collectively "**Assignee**"), all right, title and interest of Assignor in and to that certain Mortgage, by **NWI ASPEN VILLAGE, LP**, a Delaware limited partnership ("**Borrower**"), for the benefit of **READYCAP COMMERCIAL, LLC**, a Delaware limited liability company d/b/a Ready Capital Structured Finance ("**Original Lender**"), dated March 28, 2019, and recorded in the Register of Deeds & Mortgages, Salt Lake County, Utah ("**Register**") on March 29, 2019, as document number 12958631 (as the same have heretofore been amended, modified, restated, supplemented, assigned, renewed or extended), and creating a first 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 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 this Assignment of Mortgage unto Assignee and to the successors and assigns of Assignee forever.

[SIGNATURE ON THE FOLLOWING PAGE]

EXHIBIT A

Description of the Property

PARCEL 1:

Beginning at a point on the South line of 3500 South Street, said point being East along the Section line 634.50 feet and South 33.00 feet from the Northwest corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 76.00 feet; thence West 13.50 feet; thence South 19.00 feet; thence West 27.00 feet; thence South 429.65 feet; thence South 89°17'20" East 70.11 feet; thence South 28°10'30" East 36.53 feet; thence South 2°46'16" West 69.36 feet to the North line of Lot 14, Lehman Subdivision; thence East 166 feet; thence North 627.00 feet; thence West 209.50 feet to the point of beginning.

Less and excepting any portion of subject land lying within the bounds of 3500 South Street which lies North of the Southerly line conveyed in Warranty Deed recorded January 5, 2010, as Entry No. 10873495, in Book 9794, at Page 6658, being described as follows:

A parcel of land in fee, being part of an entire tract of property situate in the Northwest Quarter of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract in the Southerly right of way line of the existing highway State Route 171 which corner is 634.50 feet East and 53.00 feet South from the Northwest corner of said Section 33 said corner is also approximately 35.68 feet perpendicularly distant Southerly from the control line of said project opposite engineer station 705+27.02; and running thence East 209.50 feet along said Southerly right of way line to the Northeast corner of said entire tract; thence South 9.96 feet along the Easterly boundary line of said entire tract to a point 45.63 feet perpendicularly distant Southerly from said control line; thence West 209.50 feet along a line parallel with and 62.96 feet perpendicularly distant Southerly from the Northerly section line of said section to a point in the Westerly boundary line of said entire tract which point is 45.64 feet perpendicularly distant Southerly from said control line; thence North 9.96 feet along said Westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

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PARCEL 2:

All of Lot 13, Lehman Subdivision, according to the official plat thereof, as recorded in the office of the County Recorder of said County.

Less and excepting that portion conveyed to West Valley City in Warranty Deed recorded May 26, 2017, as Entry No. 12543310, in Book 10561, at Page 4363, being described as follows:

A parcel of land located in the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Meridian, being more particularly described as follows:

Beginning at the Southeast corner of Lot 13 of Lehman Subdivision, according to the official plat thereof as recorded in Book S at Page 59 in the office of the Salt Lake County Recorder; and running thence South 89°53'20" West 80.00 feet to the Southwest corner of said Lot 13; thence North 00°00'20" East 10.00 feet along the Westerly boundary of said lot; thence North 89°53'20" East 80.00 feet to the Easterly boundary of said lot; thence South 00°00'20" West 10.00 feet to the point of beginning.

Parcel ID No.: 15-33-104-022

As Surveyed Description:

A parcel of land situate in the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Southerly Right of Way of 3500 South Street, said point being North 89°53'20" East 634.62 feet and South 62.96 feet from the North Quarter Corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running; thence North 89°53'20" East 209.30 feet along said Southerly Right of Way; thence South 00°00'20" West 597.04 feet; thence South 89°53'20" West 40.93 feet; thence South 00°00'20" West 110.00 feet; thence South 89°53'20" West 80.00 feet; thence North 00°00'20" East 110.00 feet; thence South 89°53'20" West 44.93 feet; thence North 02°46'16" East 69.20 feet; thence North 28°10'30" West 36.53 feet; thence North 89°17'20" West 70.11 feet; thence North 429.65 feet; thence North 89°53'20" East 27.25 feet; thence North 00°06'40" West 19.00 feet; thence North 89°53'20" East 13.50 feet; thence North 00°06'40" West 46.04 feet to the point of beginning.

Said property is also known by the street address of:

3043 W 3500 S
3054 W. Lehman Ave
West Valley, UT 84119