

**WHEN RECORDED, RETURN TO:**

Snell & Wilmer L.L.P.  
Attention: Wade Budge  
15 West South Temple Street, Suite 1200  
Salt Lake City, UT 84101

01187317 B: 2735 P: 0412

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Rhonda Francis Summit County Recorder

04/15/2022 04:17:49 PM Fee \$66.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.  
Electronically Recorded

156687-CPF

**Tax Parcel Nos.** CT-280-A, CT-289-A, CT-285-A,  
CT-301, and CT-303 in Summit County

**NOTICE OF ASSIGNMENT AND ASSUMPTION OF LOANS**

Notice is hereby given that WOHALI PARTNERS, LLC, a Utah limited liability company (“**Assignor**”), has assigned to WOHALI LAND ESTATES, LLC, a Utah limited liability company (“**Assignee**”), all of its right, title and interest in and to that certain Promissory Note dated as of November 21, 2017 and all related loan documents associated therewith (as the may have been further amended, restated, or otherwise modified from time to time, collectively, the “**Loan Documents**”). Pursuant to the Loan Documents, STEPHEN G. BOYDEN, TRUSTEE OF THE STEPHEN GEORGE BOYDEN REVOCABLE INTER VIVOS TRUST ESTABLISHED JUNE 29, 1993 and PATRICIA SHUMWAY BOYDEN, TRUSTEE OF THE PATRICIA SHUMWAY BOYDEN REVOCABLE INTER VIVOS TRUST ESTABLISHED JUNE 29, 1993 (collectively, “**Lenders**”) agreed to make a loan to the Assignor in the maximum principal amount outstanding of \$2,700,000.00, which is secured by that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated as of November 21, 2017 executed by Existing Borrower and recorded in the Official Records of Summit County, Utah on November 22, 2017 as Entry No. 01082004 (as may have been further amended, restated, or otherwise modified from time to time, the “**Deed of Trust**”). The Deed of Trust encumbers that certain real property located in Summit County, Utah, as more particularly described on **Exhibit A**, attached hereto and made a part hereof.

This Notice of Assignment and Assumption of Real Estate Lease (“**Notice**”) is made by reason of that certain Assignment and Assumption of Loans Agreement dated of equal date herewith, by and between Assignor and Assignee (the “**Assignment**”). The Assignment, among other things, provides the following: (i) Assignor assigns all of its right, title, and interest to the Loan Documents, and (ii) Assignee assumes and agrees to pay and perform all indebtedness and terms and conditions of the Loan Documents. All other terms of the Assignment are hereby incorporated in this Notice by this reference. In the event of any conflict between the terms of this Notice and the Assignment, the Assignment shall control.

Lenders have consented to the recording of this Notice in the Assignment.

*[Signature Page Follows]*

IN WITNESS WHEREOF, Assignor and Assignee have caused this Notice to be executed by their duly authorized officers as of April 15, 2022.

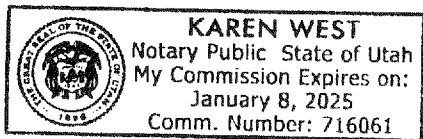
**ASSIGNOR:**

**Wohali Partners, LLC,**  
a Utah limited liability company

By: [Signature]  
David Boyden, Authorized Manager

STATE OF Utah )  
  ) : SS  
COUNTY OF Summit )

The foregoing Assignment was acknowledged before me this 15 day of April, 2022, by David Boyden, as Authorized Manager of Wohali Partners, LLC, on behalf of said limited liability company.



[Signature]  
NOTARY PUBLIC

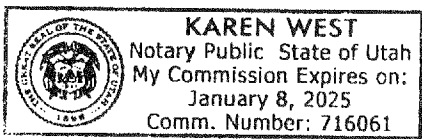
**ASSIGNEE:**

**Wohali Land Estates, LLC,**  
a Utah limited liability company

By: [Signature]  
John Kaiser, CEO

STATE OF Utah )  
  ) : SS  
COUNTY OF Summit )

The foregoing Assignment was acknowledged before me this 15 day of April, 2022, by John Kaiser, as CEO of Wohali Land Estates, LLC, a Utah limited liability company, on behalf of said limited liability company.



[Signature]  
NOTARY PUBLIC

**EXHIBIT A**

**Legal Description of the Property**

**The following property is located in Summit County, Utah:**

**PARCEL 1:**

**BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING NORTH 89° 46' EAST 2039.4 FEET; THENCE SOUTH 61° 25' WEST 2315.5 FEET; THENCE NORTH ON THE SECTION LINE 1100 FEET TO THE POINT OF BEGINNING,**

**PARCEL 2:**

**IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.**

**BEGINNING AT NORTHEAST CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING SOUTH 1100 FEET; THENCE NORTH 57° 20' WEST 1880 FEET TO THE SECTION LINE; THENCE NORTH 86° 31' EAST ON THE SECTION LINE 1580 FEET TO THE PLACE OF BEGINNING.**

**PARCEL 3:**

**IN SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN**

**BEGINNING AT NORTHEAST CORNER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING SOUTH 86° 10' WEST 1160 FEET; THENCE SOUTH 27° 50' WEST 1075 FEET; THENCE SOUTH 28° 45' WEST 1025 FEET; THENCE SOUTH 43° 00' WEST 1900 FEET; THENCE SOUTH 69° 30' WEST 900 FEET; THENCE SOUTH 69° 30' WEST 900 FEET; THENCE SOUTH 57° 20' EAST 3220 FEET; TO THE SOUTH LINE OF SECTION 14; THENCE NORTH 86° 31' EAST, ON THE SECTION LINE 1580 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH ON THE SECTION LINE 5280 FEET TO THE PLACE OF BEGINNING**

**PARCEL 4:**

**ALL OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN**

**LESS AND EXCEPTING THE FOLLOWING:**

**BEGINNING AT A POINT 3 CHAINS SOUTH 0° 18' EAST FROM THE NORTHEAST CORNER OF SECTION 13 TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING SOUTH 0° 18' EAST 64.36 CHAINS; THENCE SOUTH 89° 46' WEST 30 CHAINS; THENCE NORTH 25° 00' EAST 71 CHAINS TO THE POINT OF BEGINNING,**

ALSO LESS AND EXCEPTING

A TRACT OF LAND CONVEYED BY JOHN S. BOYDEN AND ORPHA S. BOYDEN, HIS WIFE, AND LYNN RICHINS AND ALPHA M. RICHINS, HIS WIFE, TO JOHN E. WRIGHT, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 2039.4 FEET NORTH 89° 46' EAST. FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING NORTH 89° 46' EAST 1355.64 FEET; THENCE NORTH 748 FEET; THENCE SOUTH 61° 25' WEST 1551 FEET TO THE POINT OF BEGINNING,

ALSO LESS AND EXCEPTING

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 13 IN TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°46' WEST 1990 FEET; THENCE NORTH 748 FEET; THENCE NORTH 89°46' EAST 1990 FEET; THENCE SOUTH 0°18' EAST 740 FEET TO THE PLACE OF BEGINNING

PARCEL 5:

IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING NORTH 1068 FEET; THENCE SOUTH 83° 15' WEST 600 FEET; THENCE SOUTH 27° 50' WEST 1215 FEET; THENCE NORTH 86° 10' EAST 1160 FEET, TO THE PLACE OF BEGINNING,

Said property is also known by the street address of:  
No situs address assigned  
UT

TAX ID NO.: CT-280-A, CT-289-A, CT-285-A, CT-301, CT-303