

WHEN RECORDED, RETURN TO:

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12528976
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Book - 10554 Pg - 4581-4583
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE LAYTON
BY: eCASH, DEPUTY - EF 3 P.

16-022158


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

This Assignment of Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (this "Assignment"), is dated as of April 1, 2017, by Utah Charter School Finance Authority ("Assignor"), having an address at C180 State Capitol Complex, Salt Lake City, Utah 84114, to U.S. Bank National Association (the "Trustee"), having an address at One South Main Street, 12th Floor, Salt Lake City, Utah 84111 ("Assignee").

KNOW ALL MEN BY THESE PRESENTS, that for value received, Assignor hereby grants, assigns and transfers to Assignee, without recourse or warranty of any kind, express or implied, all of Assignor's interest under that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing, dated as of April 1, 2017, relating to the property described in *Exhibit A*, by Dual Immersion Academy, a nonprofit corporation duly organized and validly existing under the laws of the State of Utah, as trustor, recorded on May, 4th, 2017 as Instrument No. 12528976 in the office of the records of Salt Lake County, State of Utah ("Deed of Trust"), together with the obligations secured by the Deed of Trust and all other instruments, documents and certificates executed in connection therewith.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first above written.

UTAH CHARTER SCHOOL FINANCE AUTHORITY,
as Assignor

By: 
Chair

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 3rd day of May, 2017, before me, the undersigned Notary Public, personally appeared David Damschen who acknowledged himself to be the Chair of the Utah Charter School Finance Authority, and that the foregoing instrument was signed in behalf of said Utah Charter School Finance Authority by authority of a resolution adopted by its governing body, and acknowledged to me that said Chair executed the same on behalf of Utah Charter School Finance Authority.




Notary Public

EXHIBIT A

PROPERTY DESCRIPTION

PARCEL 1 (TAX ID No. 15-10-432-018)

BEGINNING AT A POINT ON THE NORTHERLY LINE OF GLENDALE DRIVE, SAID POINT BEING SOUTH 54°03' EAST 427.20 FEET FROM THE WESTERN MOST CORNER OF LOT 10, BLOCK 7, GLENDALE GARDENS, PLAT "F", A SUBDIVISION OF PART OF SECTIONS 10 AND 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 35°57' EAST 241.00 FEET; THENCE SOUTH 54°03' EAST 342.80 FEET; THENCE NORTH 35°57' EAST 35.00 FEET; THENCE SOUTH 54°03' EAST 95.00 FEET; THENCE SOUTH 35°57' WEST 15.00 FEET; THENCE SOUTH 15°20'13" EAST 67.21 FEET; THENCE SOUTH 89°01'09" EAST 79.44 FEET TO A POINT OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT AND ON THE WESTERLY LINE OF NAVAJO STREET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND WESTERLY LINE 46.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 35°57' WEST ALONG SAID WESTERLY LINE 207.636 FEET TO A POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 31.42 FEET TO A POINT OF TANGENCY AND ON THE NORTHERLY LINE OF GLENDALE DRIVE; THENCE NORTH 54°03'; WEST ALONG SAID NORTHERLY LINE 559.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PART OF LOT 74, GLENDALE PARK PLAT "A" LYING SOUTH OF LOTS 5-11, BLOCK 2, GLENDALE GARDENS PLAT "E".

ALSO LESS AND EXCEPTING THAT PART OF LOTS 87 AND 88, GLENDALE PARK PLAT "A" LYING SOUTH OF LOTS 3 AND 4, BLOCK 2, GLENDALE GARDENS PLAT "E".

ALSO LESS AND EXCEPTING THAT PART OF LOT 88, GLENDALE PARK PLAT "A" LYING SOUTH OF LOT 1, BLOCK 2, GLENDALE GARDENS PLAT "E".

PARCEL 2 (TAX ID Nos. 15-10-430-034, 15-10-430-035 & 15-10-430-032)

A LEASEHOLD ESTATE PURSUANT TO THAT LEASE AGREEMENT RECORDED DECEMBER 04, 1962, AS ENTRY NO. 1885609, IN BOOK 1993 AT PAGE 360, AND MESNE INSTRUMENTS OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, PLAT "E", GLENDALE GARDENS SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 35°57' WEST 41.0 FEET; THENCE NORTH 54°03' WEST 521.0 FEET; THENCE NORTH 35°57' EAST 41.0 FEET; THENCE SOUTH 54°03' EAST 521.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL RIGHTS, BENEFITS AND BURDENS CONTAINED IN THAT CERTAIN PERMANENT INGRESS AND EGRESS EASEMENT AGREEMENT RECORDED FEBRUARY 1, 2013 AS ENTRY NO. 11568793, IN BOOK 10104 AT PAGE 779, OF OFFICIAL RECORDS.