

WHEN RECORDED, RETURN TO:
Ryan Warburton, Esq.
Ballard Spahr LLP
201 South Main Street, Suite 800
Salt Lake City, UT 84111-2221

12087231
7/8/2015 12:07:00 PM \$14.00
Book - 10341 Pg - 4552-4554
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 3 P.

F86703 F

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 July 1, 2015, and effective as of July 8, 2015, by UTAH CHARTER SCHOOL FINANCE AUTHORITY having an address at C180 State Capitol Complex, Salt Lake City, Utah 84114-2315 ("Assignor") to ZIONS FIRST NATIONAL BANK having an address at 100 N. 9th Street, Suite 301, Boise, Idaho 83702 ("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 July 1, 2015, by UCA Properties II, a Utah nonprofit corporation duly organized and validly existing under the laws of the State of Utah, as trustor, recorded on July 8, 2015 as Instrument No. 12087153 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.

“ASSIGNOR”

UTAH CHARTER SCHOOL FINANCE
AUTHORITY, as Issuer

By:

Richard K. Ellis, Chair

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

On this 6 day of July, 2015, before me, the undersigned Notary Public, personally appeared Richard K. Ellis 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 in behalf of said Utah Charter School Finance Authority.


NOTARY PUBLIC



(Signature Page to Assignment of Deed of Trust – Utah Charter Academies)

S-1

**LEGAL DESCRIPTION
EXHIBIT "A"**

A parcel of land, situate in the Northwest Quarter of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the intersection of the north line of 3100 South Street and the west line of 3600 West Street, said point being North 0°09'17" West 53.00 feet along the Quarter Section line and West 71.00 feet, from the Center of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said center section as shown on the Thompson-Hysell Survey #S96-12-0536 on file at the Salt Lake County Surveyors Office, and running: thence South 89°59'44" West 398.85 feet along the north line of said 3100 South Street; thence North 3.28 feet along the north line of said 3100 South Street; thence North 86°11'25" West (North 85°57'31" West, U.D.O.T. Deed) 116.03 feet along the north line of said 3100 South Street; thence South 89°59'44" West (South 89°46'22" West, U.D.O.T. Deed) 148.11 feet along the north line of said 3100 South Street; thence North 44°58'02" West 12.71 feet to the east line of Bangerter Highway; thence North 0°01'23" West 610.37 feet along said east line; thence East 701.27 feet to the west line of 3600 West Street; thence South 0°09'17" East 328.22 feet along the west line of said 3600 West Street; thence South 10°02'57" West 174.99 feet along the west line of said 3600 West Street; thence South 0°09'17" East 129.79 feet along the west line of said 3600 West Street to the point of beginning.

The following is shown for informational purposes only: Tax ID No. 15-29-179-008