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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

06/30/2025 02:20:58 PM Fee \$40.00

WHEN RECORDED, RETURN TO:

By KIRTON & MCCONKIE

Electronically Recorded

IHC Health Services, Inc.,

dba Intermountain Healthcare

36 South State Street, Suite 2200

Salt Lake City, Utah 84111

Attn: Director of Place Based Investments

PN: YARD-B-1AM-X

ASSIGNMENT OF TRUST DEED

This Assignment of Trust Deed ("Assignment") is made and entered into as of June 30, 2025, from **IHC HEALTH SERVICES, INC.**, a Utah nonprofit corporation, doing business as Intermountain Health ("Assignor"), having an address of 36 South State Street, Suite 2200, Salt Lake City, Utah 84111, to **INTERMOUNTAIN HEALTH CARE, INC.**, a Utah nonprofit corporation, ("Assignee"), having an address of 36 South State Street, Suite 2200, Salt Lake City, Utah 84111.

WHEREAS, on or about September 8, 2023, Assignor made a loan (the "Loan") to JF EngineHouse Partners, LLC, a Utah limited liability company ("Borrower"), in the original principal amount of Five Million Dollars (\$5,000,000.00). The Loan is evidenced by, among other things, that certain Construction Loan Agreement entered into between Assignor and Borrower (the "Loan Agreement") and that certain Promissory Note executed by Borrower in favor of Assignor (the "Note"). The Note is secured by that certain Construction Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing, made and executed by Borrower, as "Trustor", to Cottonwood Title Insurance Agency, Inc., as "Trustee", in favor of Assignor, as "Beneficiary", and recorded in the official records of Summit County, State of Utah, on September 8, 2023, as Document Number 01209329, in Book 2793, beginning at Page 1253 (the "Trust Deed"). The Trust Deed encumbers certain real property located in Summit County, State of Utah, more particularly described on Exhibit A attached hereto and by this reference made a part hereof (the "Property").

WHEREAS, the rights and obligations of Assignor under the Loan Agreement, Note, and all other documents related to the Loan have been assigned to Assignee under that certain Assignment and Assumption Agreement dated of even date herewith, entered into by and between Assignor and Assignee. It is the desire and intent of Assignor to effect an assignment of the Trust Deed and all rights and interest of Assignor therein to Assignee.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby sells, assigns, transfers, and endorses to Assignee, its successors and assigns, without recourse, all of its right, title and interest in and to the Trust Deed.

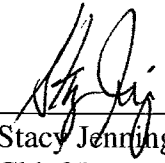
TO HAVE AND TO HOLD the Trust Deed unto Assignee and to the successors and assigns of Assignee.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed in its name by its duly authorized officer as of the date first above written.

ASSIGNOR

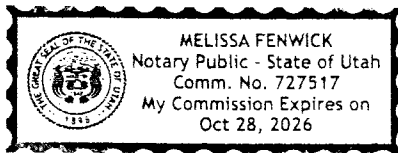
IHC HEALTH SERVICES, INC.,
a Utah nonprofit corporation

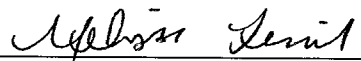
By: _____


Stacy Jennings, Vice President,
Chief Investment Officer

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

The foregoing instrument was acknowledged before me this 30th day of May, 2025, by Stacy Jennings, Vice President, Chief Investment Officer of IHC Health Services, Inc., a Utah nonprofit corporation.





Notary Public
Residing at: 36 S State St, SLC, UT 84111

EXHIBIT A

REAL PROPERTY DESCRIPTION

The real property located in Summit County, State of Utah, and more particularly described as follows:

LOT B, THE YARD SUBDIVISION – FIRST AMENDED, ACCORDING TO
THE OFFICIAL PLAT RECORDED APRIL 28, 2017 AS ENTRY NO. 1068309
IN THE SUMMIT COUNTY RECORDER'S OFFICE.