

WHEN RECORDED, RETURN TO:

Farnsworth Johnson PLLC  
180 North University Avenue, Suite 260  
Provo, Utah 84601  
Attn: Brandon T. Johnson, Esq.  
18-024661  
15-23-351-007

12785798  
6/6/2018 12:32:00 PM \$33.00  
Book - 10681 Pg - 4861-4867  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE LAYTON  
BY: eCASH, DEPUTY - EF 7 P.

**ASSIGNMENT OF DEED OF TRUST,  
FINANCING STATEMENT, SECURITY AGREEMENT  
ASSIGNMENT OF LEASE AND RENTS,  
AND FIXTURE FILING**

THIS ASSIGNMENT OF DEED OF TRUST, FINANCING STATEMENT, SECURITY AGREEMENT, ASSIGNMENT OF LEASE AND RENTS, AND FIXTURE FILING (this "*Assignment*"), is dated as of June 1, 2018, by Utah Charter School Finance Authority, a body politic and corporate duly organized and validly existing under the laws of the State of Utah, having an address at C180 State Capitol Complex, Salt Lake City, Utah 84114-2315 ("*Assignor*"), to ZB, National Association dba Zions Bank, having an address at 100 North 9<sup>th</sup> 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 Amended and Restated Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing, dated as of June 1, 2018, by the Borrower, as Trustor, (the "*Deed of Trust*") together with the obligations secured by the Deed of Trust and all other instruments, documents and certificates executed in connection therewith.

Assignment of Deed

Ent 12785798 BK 10681 PG 4861

## EXHIBIT A

### PROPERTY DESCRIPTION

The parcels of land constituting the Property are located in Salt Lake County, State of Utah, and are more particularly described as follows:

#### **WEST VALLEY 1:**

That certain real property located in Salt Lake County, Utah, specifically described as follows:

Beginning at the Northwest corner of Lot 15, Block 9, Chesterfield Plat "A" said corner being North 00°04'43" East 1077.41 feet along the section line to a point on the North line of said Block 9 and East 97.49 feet along said North line from the Southwest corner of Section 23, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running:

Thence East 275.00 feet along said North line to the center line of Hempstead Street; thence South 00°07'00" East 270.00 feet along said center line; thence East 275.00 feet to and along the North line to the Northeast corner of Lot 11, Block 8, Chesterfield Plat "A"; thence South 00°07'00" East 270.00 feet along the East line of Lots 11, 10, 9 and 8 of said Block 8 to a point of the North line of UTA Transit Authority; thence South 78°51'29" West 280.17 feet along said North line; thence South 77°41'17" West 281.35 feet along said North line to a point on the West line of Lot 22 of said Block 9; thence North 00°07'00" West 654.13 feet along the West line of Lots 22, 21, 20, 19, 18, 17, 16 and 15 of said Block 9 to the point of beginning.

The following is shown for information purposes only: Tax ID No. 15-23-351-007

#### **WEST VALLEY 2:**

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 Bangarter 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

Assignment of Deed

**DRAPER CAMPUS 1:**

**PARCEL 1**

Beginning at a point on the North line of Golden Harvest Road, said point being North 89°58'00" West 115.46 feet to a Witness Corner for the East Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and North 00°10'39" East 358.97 feet and West 660.62 feet from the East Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being North 00°37'59" East 24.80 feet and West 660.62 feet from a street monument located at the intersection of the West Frontage Road of Interstate 15 and Golden Harvest Road, and running thence West 694.67 feet along the North line of Golden Harvest Road to the Southeast corner of Lot A, as platted on the recorded subdivision plat of Greenfield Farms Phase IV Subdivision; thence along the Easterly line of said Greenfield Farms Phase IV Subdivision and the extension thereof North 437.10 feet (North 0°02' East on said recorded plat); thence North 89°46'52" East 696.00 feet; thence South 00°10'24" West 439.76 feet to the point of beginning.

Excepting Therefrom the following described portion conveyed to Draper City in that certain Quit-Claim Deed recorded May 16, 2003 as Entry No. 8653530, in Book 8798, at Page 7686 of the Official Records of the Salt Lake County Recorder, to-wit:

Beginning at a point on the North line of Golden Harvest Road, said point being North 89°58'00" West 115.46 feet to a Witness Corner for the East Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and North 00°10'39" East 358.97 feet and West 660.62 feet from the East Quarter Corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being North 00°37'59" East 24.80 feet and West 660.62 feet from a street monument located at the intersection of the West Frontage Road of Interstate 15 and Golden Harvest Road, and running thence West 694.670 feet along the North line of Golden Harvest Road to the Southeast corner of Lot A, as platted on the recorded subdivision plat of Greenfield Farms Phase IV Subdivision; thence along the Easterly line of said Greenfield Farms Phase IV Subdivision North (North 0°02' East on said recorded plat) 5.00 feet; thence East 694.685 feet, more or less, to the Westerly line of property conveyed to GH Properties #2, LLC in that certain Special Warranty Deed recorded September 13, 2002 as Entry No. 8352572, in Book 8648, at Page 116 of the Official Records of the Salt Lake County Recorder; thence along said Westerly line South 00°10'24" West 5.00 feet to the point of beginning.

Excepting therefrom the following described portion conveyed to Draper City in that certain Deed of Dedication and Acceptance recorded June 1, 2015 as Entry No. 12061767, in Book 10329, at Page 7297 of the Official Records of the Salt Lake County Recorder, to-wit:

Commencing at the East quarter corner of Section 36, Township 3 South, Range 1 West, Salt Lake Meridian; thence South 89°47'29" West 1420.40 feet along quarter section line; thence North 00°12'31" West 369.63 feet to a point on the Northerly right of way line of Golden Harvest Road and the POINT OF BEGINNING; thence North 89°57'28" West 47.77 feet along said right of way to a point on the Easterly boundary of Lot A, Greenfield Farms Phase IV Subdivision, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder; thence North 00°02'32" East 432.10 feet along said boundary extended; thence North 89°49'24" East 137.15 feet; thence South 14°58'45" West 421.72 feet to a curve to the left having a radius of 20.00 feet, a central angle of 104°56'16" and a chord that bears South 37°29'23" East 31.72 feet; thence along said curve a distance of 36.63 feet to the POINT OF BEGINNING.

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Excepting therefrom the following described portion conveyed to Draper City in that certain Deed of Dedication and Acceptance recorded June 1, 2015 as Entry No. 12061770, in Book 10329, at Page 7309 of the Official Records of the Salt Lake County Recorder, to-wit:

Beginning at a point on the North line of Golden Harvest Road, said point being North 00°10'39" East 358.97 feet and West 1194.165 feet from a witness corner for the East quarter corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base & Meridian; said witness corner being North 89°58'00" West 115.46 feet from the East quarter corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian; said point being the point of beginning and running thence West 161.124 feet; thence North 00°01'17" West 5.00 feet; thence East 162.408 feet to the existing Jordan and Salt Lake Canal right of way; thence running along said right of way South 14°22'34" West 5.162 feet to the point of beginning.

Also, excepting therefrom the following described portion conveyed to Draper City in that certain Deed of Dedication and Acceptance recorded July 9, 2015 as Entry No. 12088111, in Book 10341, at Page 8423 of the Official Records of the Salt Lake County Recorder, to-wit:

Commencing at the East quarter corner of Section 36, Township 3 South, Range 1 West, Salt Lake Meridian;  
thence South 89°47'29" West 1420.40 feet along quarter section line; thence North 00°12'31" West 369.63 feet to a point on the northerly right of way line of Golden Harvest Road and the POINT OF BEGINNING; thence North 89°57'28" West 47.77 feet along said right of way to a point on the Easterly boundary of Lot A, Greenfield Farms Phase IV Subdivision, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder; thence North 00°02'32" East 432.10 feet along said boundary extended; thence North 89°49'24" East 137.15 feet; thence South 14°58'45" West 421.72 feet to a curve to the left having a radius of 20.00 feet, a central angle of 104°56'16" and a chord that bears South 37°29'23" East 31.72 feet; thence along said curve a distance of 36.63 feet to the POINT OF BEGINNING.

Also less and excepting any portion lying within the bounds of the Jordan and Salt Lake Canal.

The following is shown for informational purposes only: Tax ID No.27-36-277-019

Parcel 1A:

Those rights appurtenant to Parcel 1 created and established in that certain Declaration of Easements, Covenants and Restrictions recorded September 5, 2002 as Entry No. 8342371, in Book 8643 at Page 8524 of Official Records.

#### **DRAPER CAMPUS 2:**

Parcel 1:

Lot 2, Draper APA Subdivision, according to the Official Plat thereof, recorded in the Office of the County Recorder of Salt Lake County, State of Utah.

Together with ACU Acquisition Parcel described as follows:

Beginning at a point on the South line of Inauguration Phase 1, said point being South 89°46'47" East 286.77 feet along the section line and South 863.38 feet from the North quarter corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base & Meridian and running thence South 89°46'37" East

62.00 feet along the South line of said Inauguration Phase 1; thence South 0°13'23" West 470.01 feet; thence North 89°55'36" West 62.00 feet; thence North 0°13'23" East 470.17 feet back to the point of beginning.

The following is shown for information purposes only: Tax ID No. 27-25-127-040

**DRAPER CAMPUS 3 (to be incorporated into Draper Campus 2 upon replat):**

Parcel 1:

All of Lot 1, Draper APA Subdivision, according to the official plat thereof recorded in the office of the County Recorder of Salt Lake County, State of Utah.

The following is shown for information purposes only: Tax ID No. 27-25-127-037

Parcel 2:

All of Lot 326, Inauguration Subdivision Phase 3, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder, in Book 96-2 at Page 39 of Official Records.

The following is shown for information purposes only: Tax ID No. 27-25-127-026

Parcel 3:

Together with the rights created in that certain Termination of Existing Access Easements and Grant of Access and Parking Easement dated January 24, 2017, by Forest Corporation, a Utah corporation in favor of Utah Charter Academies, Inc., a Utah non-profit corporation, recorded January 24, 2017 as Entry No. 12460508 in Book 10523 at Page 3020 of Official Records.

Parcel 4:

Together with the rights created in that certain Declaration of Access Easements dated January 24, 2017, by Utah Charter Academies, Inc., a Utah non-profit corporation recorded January 24, 2017 as Entry No. 12460509 in Book 10523 at Page 3053 of Official Records.

*Draper Campus 2, Parcel 1 and Parcels 1 & 2 of Draper Campus 3 to be known as: "Lot 4, Draper APA Subdivision Amended, according to the Official Plat thereof, to be recorded in the Office of the County Recorder of Salt Lake County, State of Utah."*

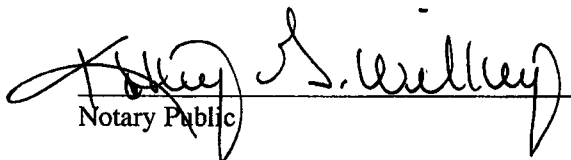
IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first above written.

UTAH CHARTER SCHOOL FINANCE AUTHORITY,  
as Issuer

By  \_\_\_\_\_  
Chair

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

On this 4 day of June, 2018, 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 in behalf of said Utah Charter School Finance Authority.

  
Notary Public

