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08/28/2018 08:42 AM \$14.00
Book - 10706 Pg - 9210-9212
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
CAPITAL CITY BANK
PO BOX 900
TALLAHASSEE FL 32302-0900
BY: MZA, DEPUTY - MA 3 P.

Prepared By and After Recording
Return To:
Clifton R. Henry, Esq.
Miller & Martin PLLC
832 Georgia Avenue, Suite 1200
Chattanooga, TN 37402

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Cross-Reference:
Book 10624, Page 5410
Book 10684, Page 8771

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

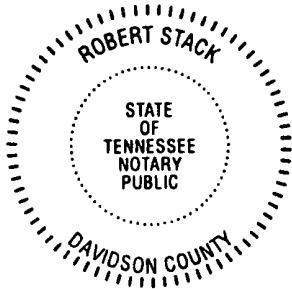
FOR VALUE RECEIVED, the undersigned, **CapStar Bank**, a Tennessee banking corporation, hereby assigns, transfers and conveys unto **Capital City Bank**, whose address is P.O. Box 900, Tallahassee, Florida 32302-0900, its respective successors or assigns, that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (the "Deed of Trust"), relative to the real property described on **Exhibit A** attached hereto from Ming Yang Lee, also known as Jack Lee ("Original Borrower"), dated effective November 29, 2017, and recorded at Book 10624, Page 5410, as Instrument No. 12668937, Recorder's Office of Salt Lake County, Utah, together with the indebtedness secured by the Deed of Trust including, but not limited to, that certain Promissory Note executed by Original Borrower, dated November 29, 2017, in the original principal amount of \$1,372,000.00 (the "Note"), as said Deed of Trust and Note were assigned to and assumed by 3981 West 4700 South, LLC, a Utah limited liability company ("New Borrower"), pursuant to that certain Assumption and Release Agreement by and between Original Borrower and New Borrower, dated June 14, 2018, and recorded at Book 10684, Page 8771, as Instrument No. 12792747, Recorder's Office of Salt Lake County, Utah.

This assignment is made without recourse or warranty, except that the undersigned is the owner and holder of the Deed of Trust and Note above described.

[Signature Page Follows]

IN WITNESS WHEREOF, this instrument has been executed this 25th day of July, 2018.

CAPSTAR BANK,
a Tennessee banking corporation



By: *Sandra K. Lanier*
Name: Sandra K. Lanier
Title: Executive Vice President, Director of
Operations & Compliance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this, the 25th day of July, 2018, before me personally appeared Sandra K. Lanier, to me known to be the Executive Vice President of Operations & Compliance, of CapStar Bank, a Tennessee banking corporation, and that she executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said bank, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute said instrument.

Robert Stack
Printed Name: Robert Stack
Notary Public

My Commission Expires: July 8, 2019

Exhibit A

Legal Description

A part of the Northwest quarter of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South line of 4700 South Street located 214.40 feet North 89°58'12" East along the section line, and 53.00 feet South 00°01'48" East from the Northwest corner of said Section 8 and running thence South 00°01'48" East 182.00 feet; thence North 89°58'12" West 191.84 feet to the Easterly line of 4000 West Street; thence Northeasterly along the arc of a 1472.69 foot radius curve to the left a distance of 182.89 feet (center bears North 81°11'50" West, central angle equals 07°06'56" and long chord bears North 05°14'42" East 182.77 feet) along said Easterly line of 4000 West Street to the South line of 4700 South Street; thence North 89°58'12" East 175.04 feet along said South line of 4700 South Street to the point of beginning.

TOGETHER WITH:

All easements, terms and conditions thereof as disclosed in that certain Declaration of Covenants, Conditions, Restrictions and Easements, recorded March 6, 2017 as Entry No. 12489069 in Book 10535 at Page 4772 of official records.

A non-exclusive easement for utilities, appurtenant to Parcel 1, as disclosed in that certain Declaration of Utilities Easement recorded March 6, 2017 as Entry No. 12489094 in Book 10535 at Page 4904 of official records.

A non-exclusive easement for access, appurtenant to Parcel 1, as disclosed in that certain Second Amendment to Right-of-Way and Easement Grant recorded August 1, 2017 as Entry No. 12587589 in Book 10584 at Page 1447 of official records.