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RASHELLE HOBBS
Recorder, Salt Lake County, UT
MCCOY & ORTA P.C.
BY: eCASH, DEPUTY - EF 5 P.

ASSIGNMENT OF DEED OF TRUST AND SECURITY AGREEMENT

CITI REAL ESTATE FUNDING INC., a New York corporation
(Assignor)

to

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT
OF THE REGISTERED HOLDERS OF GS MORTGAGE SECURITIES TRUST 2019-GC40,
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2019-GC40,
AND THE POOLED RR INTEREST OWNER
(Assignee)

Effective as of July 11, 2019

County of Salt Lake
State of Utah

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:
McCoy & Orta, P.C.
100 North Broadway, 26th Floor
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

ASSIGNMENT OF DEED OF TRUST AND SECURITY AGREEMENT

Effective as of the 11th day of July, 2019, CITI REAL ESTATE FUNDING INC., a New York corporation, having an address at 390 Greenwich Street, 7th Floor, New York, NY 10013 (“Assignor”), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE REGISTERED HOLDERS OF GS MORTGAGE SECURITIES TRUST 2019-GC40, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2019-GC40, AND THE POOLED RR INTEREST OWNER, having an address at 9062 Old Annapolis Road, Columbia, MD 21045 (“Assignee”), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

DEED OF TRUST AND SECURITY AGREEMENT made by OFI CAMPUS, LLC, a Delaware limited liability company to Assignor dated as of May 31, 2019 and recorded on June 3, 2019, as Instrument Number 13001067, in Book 10787, Page 6165 in the Recorder's Office of the Recorder of Salt Lake County, Utah (as the same may have been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the original principal amount of \$12,250,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE(S) ON THE FOLLOWING PAGE]

Reference No.: 3128.008
Matter Name: Onset Building
Pool: GSMS 2019-GC40

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 11 day of July, 2019.

**CITI REAL ESTATE FUNDING INC., a
New York corporation**

By: 
Name: Ana Rosu Marmann
Title: Vice President

STATE OF NEW YORK

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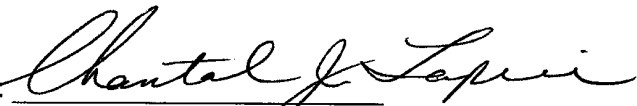
COUNTY OF NEW YORK

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On the 11 day of July, 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared Ana Rosu Marmann, as Vice President of CITI REAL ESTATE FUNDING INC., a New York corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: 
Notary Public

My Commission Expires:

Chantal J. Lapice
Notary Public, State of New York
No. 01LA6285764
Qualified in New York County
Commission Expires August 21, 2021

Reference No.: 3128.008
Matter Name: Onset Building
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EXHIBIT A

LEGAL DESCRIPTION

BEGINNING AT A POINT 32 9/13 RODS SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE SOUTH 32 4/13 RODS; THENCE EAST 26 RODS; THENCE NORTH 32 4/13 RODS; THENCE WEST 26 RODS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PROPERTY CONVEYED IN WARRANTY DEED RECORDED JUNE 1, 1998, AS ENTRY NO. 6979534, IN BOOK 7993, AT PAGE 2447, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF 12300 SOUTH STREET, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT OF PROPERTY (RECORDED AS ENTRY NO. 3627200, IN BOOK 5317, AT PAGE 1210, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER), WHICH POINT IS SOUTH 539.42 FEET (164.415 METERS) AND SOUTH 498.14 FEET (151.833 METERS) FROM THE CENTER OF SAID SECTION 25; AND RUNNING THENCE NORTH 20.00 FEET (6.096 METERS) TO A POINT 53 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE MONUMENTED CENTERLINE OF 12300 SOUTH STREET; THENCE SOUTH 89°58'20" EAST 429.00 FEET (130.759 METERS) ALONG A LINE PARALLEL WITH SAID CENTERLINE TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 20.00 FEET (6.096 METERS) TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 89°58'20" WEST 429.00 FEET (130.759 METERS) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN 12300 SOUTH STREET.

AS SURVEYED DESCRIPTION:

Lot 1

A parcel of land located in the Southwest Quarter of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows.

Reference No.: 3128.008
Matter Name: Onset Building
Pool: GSMS 2019-GC40

Beginning at a point being South 0°30'06" East 567.86 feet along the Section line and North 89°29'54" East 2640.05 feet from the West Quarter Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running;

thence North 89°51'32" East 227.11 feet;
thence South 0°00'04" East 79.50 feet;
thence South 89°51'32" West 25.40 feet;
thence South 0°08'28" East 131.78 feet;
thence North 89°59'56" East 155.64 feet;
thence South 0°07'27" West 261.80 feet to the north line of 12300 South Street;
thence North 89°58'52" West 356.06 feet along the north line of said 12300 South Street;
thence North 0°07'34" West 472.47 feet to the point of beginning.

Contains 137,901 square feet. 3.166 acres.

Lot 2

A parcel of land located in the Southwest Quarter of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows.

Beginning at a point being South 0°30'06" East 567.86 feet along the Section line and North 89°29'54" East 2640.05 feet and North 89°51'32" East 227.11 feet from the West Quarter Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running;

thence North 89°51'32" East 204.02 feet to the west line of Lone Peak Business Park Lot 3 Amended;
thence South 0°07'27" West 473.67 feet along the said west line of Lone Peak Business Park Lot 3 Amended to the north line of 12300 South Street;
thence North 89°58'52" West 73.00 feet along the north line of said 12300 South Street;
thence North 0°07'27" East 261.80 feet;
thence South 89°59'56" West 155.64 feet;
thence North 0°08'28" West 131.78 feet;
thence North 89°51'32" East 25.40 feet;
thence North 0°00'04" West 79.50 feet to the point of beginning.

Contains 65,563 square feet. 1.505 acres.

Reference No.: 3128.008
Matter Name: Onset Building
Pool: GSMS 2019-GC40