

WHEN RECORDED MAIL TO:

ALTABANK
33 East Main Street
American Fork, UT 84003
Attn: Legal Department
Loan Number: 30617187

13409917
9/29/2020 12:20:00 PM \$40.00
Book - 11028 Pg - 6426-6428
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

SPACE ABOVE LINE FOR RECORDER'S USE

Ex. 1008602-JH

ASSIGNMENT OF
DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

BANNER BANK, a Washington state chartered bank ("Assignor"), having an office at 3130 Wilshire Blvd., Ste. 250, Santa Monica, CA 90403, is the holder of and beneficiary under the Deed of Trust, Assignment of Rents and Security Agreement dated as of August 26, 2020, from **YELLOWSTONE APARTMENTS, LLC**, a Utah limited liability company, in favor of Assignor recorded on August 28, 2020, as Recording No. 13376975, in Book No. 11008, at Pages 3689-3702, in the recorder of Salt Lake County, Utah (together with any amendments, renewals, extensions, or modifications thereto, the "Deed of Trust").

Assignor hereby sells, assigns, transfers and conveys to **ALTABANK**, a Utah state chartered bank and its successors and assigns ("Assignee"), with an address at 33 East Main Street, American Fork, Utah 84003, all right, title, beneficial interest, and interest of Assignor in and to the following: (a) the Deed of Trust and all obligations secured thereby; (b) the loan secured by the Deed of Trust; and (c) all promissory notes and other documents, instruments and agreements evidencing, securing, guaranteeing or otherwise governing the terms of such loan (including but not limited to all environmental indemnity agreements entered into in connection with such loan, whether or not the same are included in the Deed of Trust and whether or not the same are secured). This assignment is made without recourse, representations or warranties of any kind, except for those set forth in the related loan purchase and sale agreement between Assignor and Assignee.

The Deed of Trust pertains to certain real property situated in Salt Lake County, State of Utah, located at 155-173 East First Avenue, Salt Lake City, UT 84103, assessor's parcel numbers 09-31-379-027-0000 and 09-31-379-028-0000, and more particularly described on the attached Exhibit A incorporated by reference herein.

Executed under seal as of the 24TH day of September, 2020

Effective: 9-24-20

Banner Bank

Nancy Lam VP

By Nancy Lam

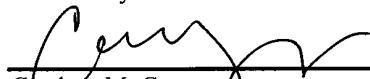
Its VP, & Commercial Loan Documentation Manager

STATE OF WASHINGTON
COUNTY OF KING

On this 24th DAY OF September, 2020

before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Nancy Lam, to me known to be the Vice President of the Corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Candace M. Goss

Notary Public in and for the State of Washington,

Residing at Everett, WA

My appointment expires on Jan. 3, 2024

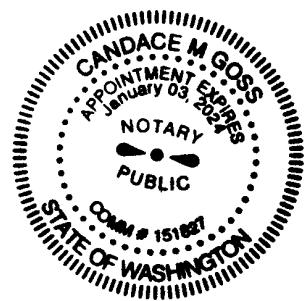


EXHIBIT A

LEGAL DESCRIPTION

Real property in the County of Salt Lake, State of UT, described as follows:

PARCEL 1:

BEGINNING AT A POINT WHICH IS NORTH 89°58'04" WEST 10.16 (AS SURVEYED 13.17) FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 15, PLAT "D", SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 00°02'10" EAST 100.55 FEET; THENCE NORTH 31°41'56" EAST 51.40 FEET; THENCE NORTH 00°02'10" EAST 80.08 FEET; THENCE SOUTH 89°57'48" EAST 236.59 FEET; HENCE NORTH 00°02'10" EAST 110.44 FEET TO THE NORTH LINE OF LOT 4, BLOCK 15; THENCE NORTH 89°58'02" WEST 250.05 FEET ALONG THE NORTH LOT LINES OF LOTS 3 AND 4 TO A POINT AT THE NORTHWEST CORNER OF LOT 3; THENCE SOUTH 00°02'10" WEST 167.40 FEET ALONG THE WEST LINE OF LOT 3 TO THE SOUTHWEST CORNER OF LOT 3; THENCE SOUTH 89°58'04" WEST (AS SURVEYED NORTH 89°58'04" WEST) 85.86 FEET ALONG THE NORTH LINE OF LOT 1, BLOCK 2, PLAT "I" TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID LOT 1; THENCE SOUTH 00°02'10" WEST 167.40 FEET TO THE SOUTH LINE OF LOT 1, BLOCK 2, PLAT "I"; THENCE SOUTH 89°58'04" EAST 72.34 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH IS ON THE SOUTHEAST CORNER OF LOT 1, BLOCK 15, PLAT "D" SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 89°58'04" WEST 343.517 FEET; THENCE ORTH 00°02'10" EAST 100.550 FEET; THENCE NORTH 31°41'56" EAST 51.400 FEET; THENCE NORTH 00°02'10" EAST 80.080 FEET; THENCE SOUTH 89°57'48" EAST 236.590 FEET; THENCE NORTH 00°02'10" EAST 110.441 FEET; THENCE SOUTH 89°58'02" EAST 79.948 FEET; THENCE SOUTH 00°02'10" WEST 334.796 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

A RIGHT OF WAY AND EASEMENT AND CREATED AND DEFINED IN THAT CERTAIN PERPETUAL PARKING EASEMENT AGREEMENT, RECORDED JULY 19, 2001 AND ENTRY NO. 7952463, IN BOOK 8480 AT PAGE 5332.

APN: 09-31-379-027-0000 and 09-31-379-028-0000

PROPERTY ADDRESS: 155-173 EAST FIRST AVENUE, SALT LAKE CITY, UT 84103