

When recorded, mail to:

GRAYBIRD LLC
710 West 100 South
Smithfield, Utah 84335

Ent 1357997 Bk 2434 Pg 1522
Date 23-May-2024 02:55PM Fee \$120.00
Tennille Johnson, Rec. - Filed By DM
Cache County, UT
For HICKMAN LAND TITLE LOGAN
Electronically Submitted by Simplifile

Space above this line for Recorder's use only

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, Capital Community Bank – Sandy Branch (“Assignor”) hereby assigns and transfers to Graybird LLC, a Utah limited liability company (“Assignee”), located at 710 West 100 South, Smithfield, Utah 84335, all beneficial interest under that certain Commercial Construction Deed of Trust (the “Deed of Trust”) executed by Capstone Consulting LLC, a Utah limited liability company, as to an undivided 71.154% interest and Shree Giriraj Ji, Inc., a Michigan Corporation as to an undivided 28.846% interest, tenants in common, as Trustor, in favor of Capital Community Bank as Trustee, for the benefit of Capital Community Bank – Sandy Branch as Beneficiary, dated February 4, 2022 and recorded February 24, 2022 as Entry No. 1313230 in the official records of Cache County, Utah, and encumbering certain real property more particularly described in the attached Exhibit A, together with the note or notes therein described or referred to, the money due or to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust, all as heretofore amended.

This Assignment of Deed of Trust is made without representation or warranty by, or recourse to, Assignor, except as set forth in that certain Loan Purchase and Sale Agreement dated as of March 29, 2024, by and between Assignee and Assignor.

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed individually or on its behalf by its officers thereunto duly authorized, as of the Effective Date.

ASSIGNOR:

Capital Community Bank

By: 

Name: David A. Frances
Title: Executive Vice President

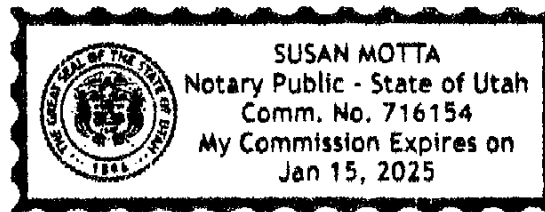
ASSIGNEE:

Graybird LLC

By: 

Name: Brayden Sparrow
Title: Manager

STATE OF UTAH }
COUNTY OF UTAH }



On the 22 day of May in the year 2024 before me, the undersigned, personally appeared **David A. Frances** known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Executive Vice President of Capital Community Bank – Sandy Branch and that by his signature on the instrument, said individual executed the instrument, and that such individual made such appearance before the undersigned.

Susan Motta
Notary Public

STATE OF UTAH }
COUNTY OF ~~UTAH~~ Cache }

On the 22 day of May in the year 2024 before me, the undersigned, personally appeared **Brayden Sparrow**, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Manager of Graybird LLC and that by his signature on the instrument, said individual executed the instrument, and that such individual made such appearance before the undersigned.

Elysa Christensen
Notary Public

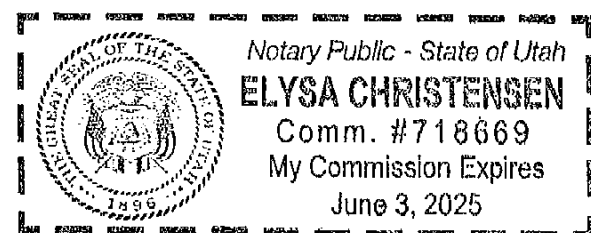


EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

The following parcels of real property situated in Cache County, Utah:

All of Lots 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 29, 32, 33, 36, 37, 38, 39, 41, 44, 46, 47, 48, 49, 50, 51, 52, 53, 55, 57, 58, 59, 60, 61, 62, 63, and 64 Mountainside Estates.

Also known as Parcel Nos. 05-126-0001, 05-126-0002, 05-126-0003, 05-126-0004, 05-126-0005, 05-126-0006, 05-126-0009, 05-126-0010, 05-126-0011, 05-126-0012, 05-126-0013, 05-126-0014, 05-126-0015, 05-126-0016, 05-126-0017, 05-126-0018, 05-126-0019, 05-126-0020, 05-126-0021, 05-126-0022, 05-126-0023, 05-126-0024, 05-126-0025, 05-126-0029, 05-126-0032, 05-126-0033, 05-126-0036, 05-126-0037, 05-126-0038, 05-126-0039, 05-126-0041, 05-126-0044, 05-126-0046, 05-126-0047, 05-126-0048, 05-126-0049, 05-126-0050, 05-126-0051, 05-126-0052, 05-126-0053, 05-126-0055, 05-126-0057, 05-126-0058, 05-126-0059, 05-126-0060, 05-126-0061, 05-126-0062, 05-126-0063, and 05-126-0064.

All of Common Area A, B, C, D, Parcel E, and Area dedicated to the HOA for private access drive in the Plat Mountainside Estates.

Also known as Parcel No. 05-126-9001.