

13616168
3/31/2021 12:06:00 PM \$40.00
Book - 11147 Pg - 4477-4479
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

When recorded, please return to:

Rocky Mountain Community Reinvestment Corporation
Attn: Closing Department
64 East Winchester Street, Suite 230
Salt Lake City, UT 84107
FATCO NCS-1624452

Tax Parcel I.D. No.:15-03-260-040-0000

COLLATERAL ASSIGNMENT OF DEED OF TRUST

Reference is hereby made to that certain Promissory Note ("Lender's Note") identified on Schedule A-1 attached hereto and by this reference incorporated herein, executed and delivered by **ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION**, a Utah nonprofit corporation, ("Assignor") to **ZB, N.A. dba ZIONS FIRST NATIONAL BANK**, whose address is 2460 South 3270 West, West Valley City, Utah 84119 ("Assignee").

Know all Persons by these Presents, that Assignor does hereby assign, as security for the performance by Assignor of all of its obligations under the Lender's Note, to Assignee, its successors and assigns, all of Assignor's right, title and interest in and to (including, without limitation, its right, title and interest as Lender under the Loan Agreement described below) the deed of trust, identified on Schedule A-2 attached hereto and by this reference incorporated herein (as such document may have been amended, modified, spread, consolidated and/or reduced, collectively hereinafter referred to as the "Deed of Trust"), together with the corresponding notes and indebtedness described in and secured by such Deed of Trust and any money due or to become due thereunder with interest (which loans and indebtedness are more particularly described in that certain Loan Agreement identified on attached Schedule A-3, by and between Assignor and the Borrower thereunder (the "Loan Agreement").

Assignor hereby certifies that it has not heretofore assigned any of its right, title or interest in, to or under the Deed of Trust.

The Deed of Trust encumbers the real property described more particularly on Exhibit A attached hereto.

This Collateral Assignment of Deed of Trust is dated and effective as of March 31, 2021.

SCHEDULE A-1

Lender's Note: Promissory Note in the amount of \$1,696,305.00 dated March 31, 2021, executed and delivered by **ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION** to **ZB, N.A. dba ZIONS FIRST NATIONAL BANK**.

SCHEDULE A-2

1. Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of March 31, 2021, made by **WESTGATE 2020 APTS, LLC**, a Utah limited liability company, as Borrower, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, whose address is 215 South State Street, Suite 380, Salt Lake City, Utah 84111, as Trustee, in favor of **ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION**, a Utah nonprofit corporation, whose address is 64 East Winchester Street, Suite 230, Salt Lake City, Utah 84107, as Beneficiary, to secure the original aggregate principal amount of \$1,696,305.00, recorded on the 31st day of March 2021, in the official real estate records of the Salt Lake County Recorder, State of Utah, as Instrument No. 13616031 in Book 11147 at Page 3651 et seq.

SCHEDULE A-3

Loan Agreement: Multifamily Loan and Security Agreement dated as of March 31, 2021, as amended by that certain Modification to Multifamily Loan and Security Agreement of even date herewith, and as the same may be further amended or modified, by and between **ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION**, as Lender, and **WESTGATE 2020 APTS, LLC**, a Utah limited liability company, as Borrower, in connection with a term loan in the amount of \$1,696,305.00.

EXHIBIT A

(Legal Description of the Property)

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, IRVING PARK ADDITION, SALT LAKE CITY, UTAH SURVEY BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 300 SOUTH STREET AND THE WEST RIGHT-OF-WAY LINE OF FOSS AVENUE; SAID POINT BEING LOCATED SOUTH 89°58'07" WEST 33.00 FEET ALONG MONUMENTED LINE AND NORTH 00°04'23" WEST 49.00 FEET FROM THE SALT LAKE CITY SURVEY MONUMENT AT THE INTERSECTION OF 300 SOUTH STREET AND FOSS AVENUE; RUNNING THENCE SOUTH 89°58'07" WEST 129.59 FEET (129.50 FEET BY RECORD) ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 5 OF SAID BLOCK 2; THENCE NORTH 00°03'58" WEST 455.87 FEET (454.75 FEET BY RECORD) ALONG THE WEST LINE OF SAID LOT 5 AND THEN THE CENTERLINE OF A VACATED ALLEY TO THE SOUTH BOUNDARY LINE OF THE PARK WILLOWS CONDOS, PARCEL NO. 1; THENCE NORTH 89°58'19" EAST 129.53 FEET (129.50 BY RECORD) ALONG SAID SOUTH BOUNDARY LINE TO THE WEST RIGHT-OF-WAY LINE OF FOSS AVENUE; THENCE SOUTH 00°04'23" EAST 455.86 FEET, (454.75 FEET BY RECORD) ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

Said property is also known by the street address of:
264 South Foss Street, Salt Lake City, UT 84104