

WHEN RECORDED MAIL TO:
Pacific Western Bank
2400 E. Katella Avenue, Suite 200
Anaheim, CA 92806
Attn: Valerie Shephard
Loan Number: 4400003275

13798584
10/14/2021 11:12:00 AM \$40.00
Book - 11253 Pg - 8900-8902
RASHELLE HOBBS
Recorder, Salt Lake County, UT
REFS INC
BY: eCASH, DEPUTY - EF 3 P.

SPACE ABOVE LINE FOR RECORDER'S USE

339613

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

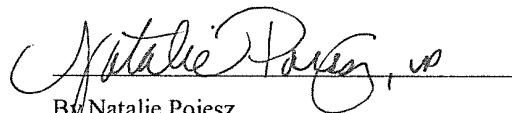
Banner Bank ("Assignor"), having an office at 3130 Wilshire Boulevard, Suite 250, Santa Monica, California 90403, is the holder of the Deed of Trust, Assignment of Rents, and Security Agreement dated July 13, 2021 from LINCOLN ARMS, LLC, a Utah limited liability company in favor of Assignor recorded on July 15, 2021 under recording no. 13718895 in the records of Salt Lake County, UT (together with any amendments, renewals, extensions, or modification thereto, this Instrument).

Assignor hereby sells, assigns, transfers and conveys all the right, title and interest of Assignor in and to the following to Pacific Western Bank, a California state-chartered bank and its successors and assigns ("Assignee"), with an address at 2400 E. Katella Ave, Suite 200, Anaheim CA 92806, Attention: Portfolio Manager – REG, (a) this Instrument and all obligations secured thereby, (b) the loan secured by the Deed of Trust, Assignment of Rents, and Security Agreement; 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, Assignment of Rents, and Security Agreement 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 purchase and sale agreement between Assignor and Assignee.

Assignor hereby sells, assigns, transfers and conveys all the right, title and interest of Assignor in and to the following to Pacific Western Bank, a California state-chartered bank, and its successors and assigns ("Assignee"), with an address at 5404 Wisconsin Avenue, Second Floor, Chevy Chase, Maryland 20815, Attention: Portfolio Manager - REG, (a) the Deed of Trust, Assignment of Rents, and Security Agreement and all obligations secured thereby, (b) the Assignment of Leases and Rents, (c) the loan secured by the Deed of Trust, Assignment of Rents, and Security Agreement; and (d) 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, Assignment of Rents, and Security Agreement 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 purchase and sale agreement between Assignor and Assignee.

Legal Description: Exhibit "A" attached hereto and made apart hereof.

Executed under seal as of the 29 day of September, 2021



By Natalie Poiesz

Its VP, & Commercial Loan Servicing Group Manager

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

On this 29 DAY OF September, 2021

before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Natalie Poiesz, 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.



Sheila Betts

Notary Public in and for the State of Washington,

Residing at Island County

My appointment expires on 12.18.2024

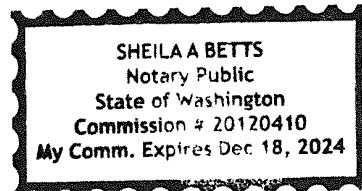


EXHIBIT "A"
DESCRIPTION OF THE LAND

THE LAND REFERRED TO HEREIN IS SITUATED IN SALT LAKE COUNTY, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

Beginning at a point 153 feet East of the Northwest corner of Lot 6, Block 72, Plat "A", Salt Lake Survey and running thence East 45 feet; thence South 132 feet; thence West 45 feet; thence North 132 feet to beginning.

PARCEL 1A:

A right of way, insofar as the same appurtenant to the above land described as follows:

Beginning at a point 153 feet East of the Northwest corner of said Lot 6; thence South 132 feet; thence West 5 feet; thence North 132 feet; thence East 5 feet to beginning.

PARCEL 1B:

A right of way over: Beginning 198 feet East of the Northwest corner of said Lot 6; thence South 132 feet; thence East 17 feet; thence North 132 feet; thence West 17 feet to beginning.

APN: 16-06-129-004

PROPERTY ADDRESS: 242 EAST 100 SOUTH, SALT LAKE CITY, UT 84111