

13971250 B: 11349 P: 609 Total Pages: 4  
06/16/2022 02:39 PM By: adavis Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA  
215 S STATE ST STE 380SALT LAKE CITY, UT 841112371

Prepared by, and after recording  
return to:  
**First American Title Insurance Company**  
**777 South Figueroa Street, Suite 400,**  
**Los Angeles, CA 90017**

NCS-1124847-aw  
Tax Parcel: 16-06-302-001-0000

#### **ASSIGNMENT OF ABSOLUTE**

**ASSIGNMENT OF LEASES AND RENTS** THIS ASSIGNMENT OF ABSOLUTE ASSIGNMENT OF LEASES AND RENTS (this "Assignment") is made and entered into as of June 16, 2022, by and between ANGEL OAK COMMERCIAL LENDING, LLC, a Delaware limited liability company, whose address for notice purposes is: 3344 Peachtree Road, Suite 1725, Atlanta, GA 30326 ("Assignor"), and UNITED LIFE INSURANCE COMPANY, having an address for notice purposes at c/o Kuvare Insurance Services LP, 5600 North River Road, Columbia Centre I, Suite 300, Rosemont, Illinois 60018 ("Assignee").

#### **W I T N E S S E T H:**

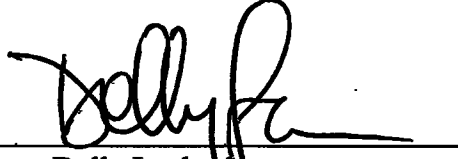
That for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in connection with the assignment by Assignor to Assignee of the Debt referred to in the Security Instrument (as hereinafter defined), Assignor does hereby assign, sell, convey, transfer, set over and deliver to Assignee all of Assignor's right, title, and interest in, to and under the assignment of leases and rents described on **EXHIBIT "B"** (the "ALR") granting security interest in the leases and rents arising from the real property located in Salt Lake CountyState of Utah, as more particularly described in **EXHIBIT "A"** together with the money due and to become due thereon with interest, and all rights accrued or to accrue under the ALR.

2021000438  
83876321.1

WITNESS, this Assignment has been duly executed and delivered under seal as of the day and year first above written.

**ASSIGNOR:**

ANGEL OAK COMMERCIAL LENDING,  
LLC, a Delaware limited liability company

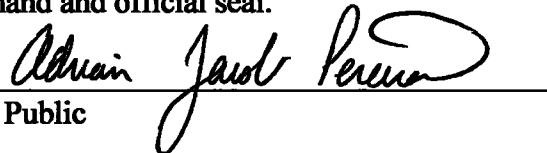
By:   
Name: Dolly Laubach  
Title: Vice President  
Transaction Management

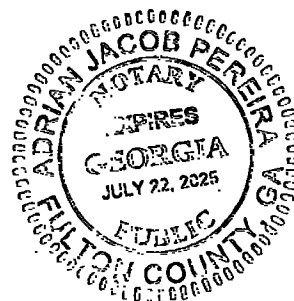
State of Georgia

County of Fulton

On this, the 13<sup>th</sup> day of June, 2022, before me a notary public, the undersigned officer, personally appeared Dolly Laubach who acknowledged herself to be the managing director of ANGEL OAK COMMERCIAL LENDING, LLC, a Delaware limited liability company, and that as such managing director, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as managing director of ANGEL OAK COMMERCIAL LENDING, LLC, a Delaware limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

  
Notary Public



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL 1:**

A TRACT OF LAND SITUATE IN LOT 4, BLOCK 52, PLAT "A", SALT LAKE CITY SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 100 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 4, SAID BLOCK 52, AND RUNNING THENCE EAST 165 FEET; THENCE NORTH 79 FEET TO EXCHANGE PLACE; THENCE ALONG EXCHANGE PLACE WEST 165 FEET TO MAIN STREET; THENCE ALONG SAID MAIN STREET SOUTH 79 FEET TO THE PLACE OF BEGINNING.

**PARCEL 2:**

A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR AN ALLEY AND DRIVEWAY, APPURTENANT TO PARCEL 1, AS ESTABLISHED BY THAT CERTAIN WARRANTY DEED RECORDED JANUARY 23, 1907, AS ENTRY NO. 217906 IN BOOK 7P OF DEEDS AT PAGE 206 OF OFFICIAL RECORDS, OVER THE WEST 10.5 FEET OF THE EAST 13 FEET OF THE SOUTH 100 FEET OF LOT 4, BLOCK 52, PLAT "A", SALT LAKE CITY SURVEY.

**PARCEL 10:**

A NON-EXCLUSIVE EASEMENT FOR PARKING, INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR ACCESS APPURTENANT TO PARCEL 1 AS CONTAINED IN "PARKING EASEMENT AGREEMENT" BETWEEN EXCHANGE PLACE GARAGE, A UTAH GENERAL PARTNERSHIP AND NEWHOUSE OFFICE BUILDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JULY 10, 2017, AS ENTRY NO. 12572551 IN BOOK 10573 AT PAGE 1625 OF OFFICIAL RECORDS.

**EXHIBIT "B"**

**ALR**

That certain Absolute Assignment Of Leases And Rents dated as of June 16, 2022, from Newhouse Office Building, LLC, a Delaware limited liability company, as assignor thereunder, to Assignor, as assignee thereunder, recorded on June 16, 2022 as Instrument No. 13971186 in the official records of Salt Lake County, Utah.