

WHEN RECORDED, RETURN TO:

CALCAP Lending LLC
65 N Catalina Avenue
Pasadena, CA 91106

14031685 B: 11380 P: 4096 Total Pages: 4
10/20/2022 08:04 AM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CALCAP LENDING, LLC
65 N CATALINA AVENUE PASADENA, CA 91106

Loan No. 2204002167
Property ID No.: 22-16-429-028 and 08-36-252-016

ASSIGNMENT OF DEED OF TRUST

For value received, CALCAP Lending, LLC., a Delaware LLC ISAOA/ATIMA (CFL License No. 60DBO 72449), having an address at 65 N. Catalina Ave , Pasadena , California 91106 (“Assignor”), hereby grants, assigns and transfers to White Mountain Capital, Inc., having an address of 3447 High Ridge Rd, Boynton Beach, FL 33426 (“Assignee”), all of the undersigned’s rights, title and interest in and to that certain Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, together with that certain Secured Note in the amount of \$730,000.00, each dated May 13, 2022, executed by The 2021 Raymond K. Felsted Trust, dated June 14, 2021 (“Borrower”), as grantor, in favor of CALCAP Lending, LLC., a Delaware LLC ISAOA/ATIMA (CFL License No. 60DBO 72449), as beneficiary, which was recorded on May 16, 2022, as Instrument Number 13952767 in the Recorder’s Office of the County of Salt Lake, State of Utah (the “Deed of Trust”), against:

Book: 11339
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The real property located in the City of Salt Lake City , County of Salt Lake, State of Utah, described as follows:

SEE EXHIBIT “A,” ATTACHED HERETO AND MADE A PART HEREOF,

commonly known as 5920 South Highland Drive , Salt Lake City , Utah 84121 (Property 1);

The real property located in the City of Salt Lake City , County of Salt Lake, State of Utah, described as follows:

SEE EXHIBIT “A,” ATTACHED HERETO AND MADE A PART HEREOF,

commonly known as 437-439 North 300 West, Salt Lake City , Utah 84103 (Property 2);

Together with all of Assignor’s rights, title and interest in and to the Secured Note therein described or referred to, the money due and to become due with interest, and all rights to accrue under said Deed of Trust, and all Loan Documents (as defined in the Loan Agreement) executed concurrently therewith.

The undersigned Assignor has independently and contemporaneously executed that certain Allonge to Secured Note assigning and transferring to Assignee, all of the Assignor’s right, title and interest in and to the Secured Note which is secured by the Deed of Trust.

[SIGNATURES FOLLOW]

Dated: 5/17/2022

ASSIGNOR:

CALCAP LENDING, LLC, A DELAWARE LLC ISAOA/ATIMA

By: _____

Name: Edward Aloe

Title: President

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }
On May 17, 2022 before me, Susan Marie Rangel, Notary Public.
Date Here Insert Name and Title of the Officer
personally appeared Edward Aloe
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature S Rangel
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

EXHIBIT "A"
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Parcel 1:

Beginning South 0°07'42" West 696.3 feet and North 89°47'13" West 214.5 feet and North 86°57'01" West 138.82 feet from the East Quarter Corner of Section 16, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 0°20'50" West 90.62 feet; thence South 87°37'17" East 111.5 feet; thence North 91.71 feet, more or less, to the projection of the North edge of a 6 inch irrigation wall; thence North 88°20'44" West along said projection and North edge of a 6 inch irrigation wall, 84.99 feet; thence North 86°54'55" West (North 86°57'01" West per deed) 25.94 feet, more or less; thence South 0°20'50" West 0.31 feet to the point of beginning.

Parcel Identification No. 22-16-429-028.
5920 South Highland Drive
Holladay, UT 84121

Parcel 2:

Beginning at a point 1.5 rods South from the Northeast Corner of Lot 1, Block 120, Plat "A", SALT LAKE SURVEY and running thence South 3.5 rods; thence West 8 rods; thence North 3.5 rods; thence East 8 rods to the point of beginning.

Parcel Identification No. 08-36-252-016.
437-439 North 300 West
Salt Lake City, UT 84103