

When recorded return to:

Utah Certified Development Company
5333 South Adams Ave, Ste B
Ogden UT 84405

File Name: SudsNSoda, LLC
Loan #: 2678099103

14060040 B: 11394 P: 8505 Total Pages: 4

01/06/2023 02:32 PM By: ECarter 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

NCS-1119766-JT

TAX ID: 21-28-455-045-0000 and 26-02-400-065-0000

**ASSIGNMENT OF NOTE, TRUST DEED, GUARANTEE(S),
SECURITY AGREEMENT, FINANCING STATEMENTS,
AND ASSIGNED LESSOR'S AND LESSEE'S LEASEHOLD INTEREST AS COLLATERAL**

STATE OF UTAH

COUNTY OF SALT LAKE

FOR VALUE RECEIVED, the undersigned hereby transfers, sets over and assigns unto U.S. Small Business Administration, an Agency of the United States, all of its right, title and interest in and to the following:

1. That certain Promissory Note dated December 27, 2022, in the face principal amount of \$2,201,000.00 executed by 2514 Rental, LLC, as Borrower, in favor of Utah Certified Development Company as Lender.
2. That certain Security Agreement with accompanying UCC-1 Financing Statements executed by 2514 Rental, LLC and SudsNSoda, LLC and Affordable Lawn Care and Landscape, LLC, as Debtor in favor of Utah Certified Development Company, as Secured Party.
3. That certain Trust Deed dated December 27, 2022, between 2514 Rental, LLC, a Utah limited liability company, as Trustor, Utah Certified Development Company, as Beneficiary, and U.S. Small Business Administration, as Trustee, and recorded 01-06-2023, in the office of the Salt Lake County Recorder, State of Utah, as Entry 14059904, with the real property subject to such Trust Deed more particularly described on attached Exhibit "A".
4. That certain Assignment of Lease and Rents of Lessor's Interest as Collateral Agreement dated December 27, 2022, executed by 2514 Rental, LLC as Lessor in favor of Utah Certified Development Company, as Assignee and that certain Assignment of Lease and Rents of Lessee's Interest as Collateral Agreement dated December 27, 2022, executed by SudsNSoda, LLC as Lessee and Assignor in favor of Utah Certified Development Company as Assignee.
5. That certain Trust Deed dated December 27, 2022, between Affordable Lawn Care and Landscape, LLC, as Trustor, Utah Certified Development Company, as Beneficiary, and U.S. Small Business Administration, as Trustee, and recorded 01-06-2023, in the office of the Salt Lake County Recorder, State of Utah, as Entry 14059862, with the real property subject to such Trust Deed more particularly described on attached Exhibit "A".
6. That certain Guarantee(s) dated December 27, 2022, executed by Entities: Affordable Lawn Care and Landscape, LLC and SudsNSoda, LLC; Individuals: Bryson Jay Pulver and Emily Pulver, as Guarantor(s) in favor of Utah Certified Development Company, as Lender.

EXHIBIT "A"

REAL PROPERTY DESCRIPTION

PARCEL 1:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 7800 SOUTH STREET (SR-48), AS SHOWN ON UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STP-HPP-0048(14)9, SHEET NO. RW-10 & RW-11, SAID POINT BEING SOUTH 89°58'10" WEST 1826.13 FEET ALONG THE SECTION LINE AND NORTH 00°01'15" WEST 41.76 FEET FROM THE SOUTHEAST CORNER, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°01'15" WEST 288.24 FEET TO THE SOUTHERLY LINE OF MARION PLACE SUBDIVISION PHASE 2 RECORDED MARCH 14, 1994, AS ENTRY NO. 5763310, IN BOOK 94-3, AT PAGE 62, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 89°58'10" EAST 176.80 FEET ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF MARION PLACE SUBDIVISION PHASE 3 RECORDED JULY 19, 1994, AS ENTRY NO. 5877791, IN- BOOK 94-7, AT PAGE 217, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 02°46'00" EAST 296.15 FEET ALONG SAID WESTERLY LINE AND AN EXTENSION THEREOF TO SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING (2) TWO COURSES: 1) NORTHWESTERLY 98.83 FEET ALONG THE ARC OF A 8255.10 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 87°35'41" WEST 98.82 FEET; 2) NORTH 87°56'16" WEST 92.31 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

REAL PROPERTY DESCRIPTION

PARCEL 2:

BEGINNING AT A POINT NORTH 0°03' EAST 769.91 FEET AND NORTH 89°57' WEST 566.33 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°57' WEST 283.51 FEET; THENCE NORTH 0°03' EAST 1 FOOT; THENCE SOUTH 89°57' EAST 283.51 FEET; THENCE SOUTH 0°03' WEST 1 FOOT TO THE POINT OF BEGINNING.

ALSO

BEGINNING AT A POINT NORTH 89°48' WEST 565.33 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH AND RUNNING THENCE NORTH 89°41' WEST 283.57 FEET; THENCE NORTH 0°03' EAST 767.69 FEET, MORE OR LESS; THENCE SOUTH 89°57' EAST 283.57 FEET; THENCE SOUTH 0°03' WEST 768.43 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT THAT IS NORTH 89°48'00" WEST, A DISTANCE OF 565.33 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°48'00" WEST A DISTANCE OF 283.57 FEET TO A POINT; THENCE NORTH 00°03'00" EAST A DISTANCE OF 383.85 FEET TO A POINT; THENCE SOUTH 89°52'30" EAST A DISTANCE OF 283.57 FEET TO A POINT; THENCE SOUTH 00°03'00" WEST A DISTANCE OF 384.22 FEET TO THE POINT OF BEGINNING.