

14144220 B: 11440 P: 1969 Total Pages: 3
08/23/2023 11:51 AM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SKOUBYE NIELSON & JOHANSEN, LLC
999 E MURRAY HOLLADAY RD STE 2SALT LAKE CITY, UT 841175085

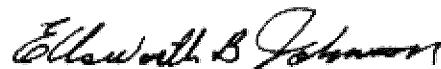
After recording, please return to:
Ellsworth B. Johnson and Etta Johnson
14747 S 1690 W
Bluffdale, Utah 84065

ASSIGNMENT OF TRUST DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Ellsworth B. Johnson and Etta Johnson, hereby assign to Ellsworth B. Johnson and Etta Johnson as Trustees of the Ellsworth and Etta Johnson Trust dated August 23, 2023, all of Grantors' beneficial interest and rights accrued or to accrue under that certain Trust Deed, together with the indebtedness secured thereby, which Trust Deed is dated July 5, 2023, was executed by RAIL RIVER PROPERTIES, LLC, as Trustor, to SUTHERLAND TITLE COMPANY, as Trustee, was recorded on July 18, 2023, as Entry No. 14130121, in Book 11432, Page 5375 (10 pages) of the records of the County Recorder of Salt Lake County, Utah, and covers real property situated in said county more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.
Tax Parcel No. 33-03-477-015

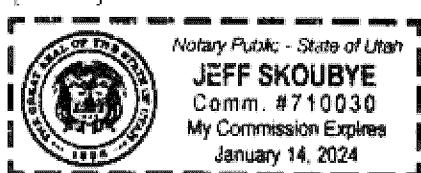
WITNESS, our hands this 23rd day of August, 2023.


Ellsworth B. Johnson
Etta Johnson

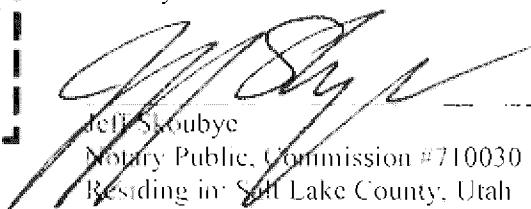
STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 23rd day of August, 2023, personally appeared before me Ellsworth B. Johnson and Etta Johnson as Assignors, the signers of the within instrument, who are personally known to me or whose identities have been satisfactorily established, who duly acknowledged to me that they executed the same for its stated purpose.

[SEAL]



My Commission Expires
January 14, 2024



Jeff Skoubye
Notary Public, Commission #710030
Residing in Salt Lake County, Utah

EXHIBIT "A"
LEGAL DESCRIPTION

Land located in Salt Lake County, State of Utah, more particularly described as follows:

Beginning at a point which is North 23°01'00" East 119.70 feet from the Northwest Corner of Lot 1, Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 80°06'00" East 1626.71 feet to the Jordan River; thence North 33°25'00" East 207.20 feet to the Northeast corner of Lot 2, Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence West 171.60 feet (10.4 Rods); thence North 20°14'00" East 41.10 feet; thence North 80°06'00" West 1500.90 feet; thence South 23°01'00" West 206.30 feet to the point of beginning. LESS AND EXCEPTING therefrom any portion lying South of the common boundary line as defined and described in that certain Boundary Line Agreement recorded January 14, 2008, as Entry No. 10322483, in Book 9558, at Page 7522, of official records, more particularly described as follows: Beginning at a point on the East line of 1300 West Street, said point being North 0°03'08" West 108.32 feet along the quarter Section line and East 1374.01 feet from the South quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 80°06'00" East 1551.03 feet to the end. ALSO, LESS AND EXCEPTING therefrom the property conveyed by that certain Warranty Deed recorded October 29, 1998, as Entry No. 7136166, in Book 8143, at Page 923, of official records, more particularly described as follows: Beginning at a point on the North line of Grantor's property and 17.50 feet right of the Engineer's Station 71+67.40 on the centerline of Salt Lake County Department of Public Works Project No. FV950185, said point being North 17.30 feet and East 1675.82 feet from the Northwest corner of Lot 1, Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°25'40" East (East by deed) 86.57 feet along said North line to the East line of said Grantor's property; thence South 33°59'20" West (South 33°25'00" West by deed) 44.48 feet along said East line; thence North 58°32'54" West 72.33 feet to the point of beginning. ALSO, LESS AND EXCEPTING therefrom the property conveyed by that certain Quit Claim Deed recorded February 11, 2015, as Entry No. 11990753, in Book 10295, at Page 1156, of official records, more particularly described as follows: A parcel of land situate in the Southeast quarter of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being part of an entire tract of property defined in that certain Warranty Deed recorded June 30, 1978, as Entry No. 3132197, and further defined by Boundary Line Agreement recorded January 14, 2008, as Entry No. 10322483, being more particularly defined as follows: Beginning at the Westermmost corner of said entire tract, said point being North 23°01'00" East 119.70 feet from the Northwest corner of Lot 1, Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point also being South 89°59'26" West 1268.62 feet along the Section line and perpendicularly North 00°00'34" West 110.23 feet from the Southeast corner of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point also being North 80°06'00" West 27.39 feet from the Northeast corner of Sage Estates Phase 2A Subdivision, according to the official plat thereof, thence North 23°01'00" East 206.30 feet coincident with the Westerly boundary line to the Northwesterly corner of said entire tract, thence South 80°06'00" East 7.61 feet coincident with the Northerly boundary line of said entire tract to a point lying 2 feet perpendicular and parallel Easterly from an existing edge of asphalt road; thence the following four (4) courses coincident with a line lying 2 feet perpendicular and parallel Easterly from an existing edge of asphalt road: (1) South 24°58'41" West 15.20 feet; (2) thence South 26°33'29" West 32.38 feet; (3) thence South 25°14'47" West 121.03, (4) thence Southerly 38.84 feet along the arc of a 90.01 feet radius curve to the right (center bears South 85°24'25" West and the chord bears South 07°46'05" West 38.54 feet with a central angle of 24°43'20") to a point on the Southerly boundary line of said entire tract and the Northerly boundary line of Sage Estates Phase 2A Subdivision; thence North 80°06'00" West 10.59 feet along said Southerly and Northerly boundary lines and the point of beginning. ALSO, LESS AND EXCEPTING therefrom the property conveyed by that certain Quit Claim Deed recorded February 11, 2015, as Entry No. 11990754, in Book 10295, at Page 1159, of official records, more particularly described as follows: A parcel of land situate in the Southeast quarter of Section 3, Township 4 South,

Range 1 West, Salt Lake Base and Meridian, being part of an entire tract of property defined in that certain Warranty Deed recorded June 30, 1978, as Entry No. 3132197, and further defined by Boundary Line Agreement recorded January 14, 2008, as Entry No. 10322483, being more particularly defined as follows: Beginning at a point of intersection of Southerly boundary line of entire tract and a point lying 2 feet perpendicular and parallel Easterly from an existing edge of asphalt road, said point being North 23° 01'00" East 119.70 feet and South 80°06'00" East 10.59 feet from the Northwest corner of Lot 1, Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point also being South 89° 59'26" West 1268.62 feet along the Section line and perpendicularly North 00°00'34" West 110.23 feet and South 80°06'00" East 10.59 feet from the Southeast corner of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point also being North 80°06'00" West 13.25 feet from the Northeast corner of Sage Estates Phase 2A Subdivision, according to the official plat thereof, thence the following four (4) courses coincident with a line lying 2 feet perpendicular and parallel Easterly from an existing edge of asphalt road: (1) Northerly 38.84 feet along the arc of a 90.01 feet radius curve to the left (center bears North 69°52'15" West and the chord bears North 07°46'05" East 38.54 feet with a central angle of 24°43'20"); (2) thence North 25°14'47" East 121.03 feet; (3) thence North 26°33'29" East 32.38; (4) thence North 24°58'41" East 15.20 feet to a point on the Northerly boundary line of said entire tract; thence South 80°06'00" East 21.59 feet coincident with said Northerly boundary line of said entire tract; thence South 25°38'47" West 97.55 feet; thence Southwesterly 16.03 feet along the arc of a 334.00 feet radius curve to the right (center bears North 64°21'13" West and chord bears South 27°01'18" West 16.03 feet with a central angle of 02°45'02"); thence South 28°23'50" West 96.71 feet to a point on said Southerly boundary line of said entire tract and the Northerly Boundary Line of Sage Estates Phase 2A Subdivision; thence North 80°06'00" West 3.55 feet coincident with said Southerly and Northerly boundary lines to the point of beginning.

Tax Parcel No.: 33-03-477-015