

Record and Return To:

Velocity Commercial Capital, LLC, a California
Limited Liability Company
30699 Russell Ranch Rd
Ste 295
Westlake Village, California 91362

14204385 B: 11471 P: 5233 Total Pages: 2
02/13/2024 12:12 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: VELOCITY COMMERCIAL CAPITAL, LLC, A CALIFORNIA L
30699 RUSSELL RANCH RDWESTLAKE VILLAGE, CALIFORNIA 91362

Prepared By:

Velocity Commercial Capital, LLC, a California

Limited Liability Company

Velocity Commercial Capital, LLC, a California
Limited Liability Company
30699 Russell Ranch Rd
Ste 295
Westlake Village, California 91362
(818)532-3705

Loan #: **6723157355**

ASSIGNMENT OF Deed of Trust, Security Agreement and Assignment of Leases and Rents

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **Velocity Commercial Capital, LLC, a California Limited Liability Company, 30699 Russell Ranch Rd Ste 295, Westlake Village, California 91362**, by these presents does convey, assign, transfer and set over to:

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-1,

190 South LaSalle Street, 7th Floor Chicago, IL 60603, the following described Deed of Trust, with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust is recorded in the **Salt Lake County, UT** Official Records.

Original Trustor/Grantor: **BG Real Estate Services LLC**

Original Mortgagee: Kelly Mortgage, Inc.

Dated: 10/26/2023 Recorded: 10/31/2023 Book: 11453 Page: 9339 in Salt Lake County, UT Loan Amount: \$348,000.00

Property Address: **1109 West Walden Park Drive, Murray, UT 84123**

Parcel Tax ID: 21-14-177-005

Legal: Legal Description Attached

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective 02/13/2024.

**Velocity Commercial Capital, LLC, a California Limited
Liability Company**

By: 

Name: Jeff Taylor

Name: Jeff Taylor
Title: EVP, Capital Markets

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.

On **02/13/2024**, before me, **Jessica Lynn Duarte**, Notary Public, personally appeared **Jeff Taylor**, 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.

J. Dearte

Notary Public: Jessica Lynn Duarte
My Commission Expires: **11/09/2027**
Commission #: **2470471**

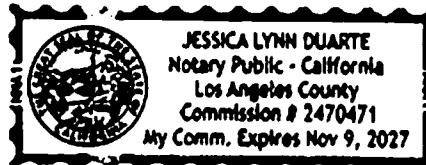


EXHIBIT A
PROPERTY DESCRIPTION

Lot 14, WALDEN PARK SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Tax Id No.: 21-14-177-005