

WHEN RECORDED, RETURN TO:

Boomerang Finance SUB-REIT LLC
2152 S Vineyard #105
Mesa, Arizona 85210

Loan Number: B13436
APN: 22112510010000

14286343 B: 11517 P: 1526 Total Pages: 3
09/10/2024 02:30 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BOOMERANG ACCEPTANCE LLC
2152 S VINEYARD STE 105MESA, AZ 852106881

ASSIGNMENT OF DEED OF TRUST

For value received, Boomerang Finance SUB-REIT LLC, having an address at 2152 S Vineyard #105, Mesa, Arizona 85210 ("Assignor"), hereby grants, assigns and transfers to BFSR5, LLC, having an address of 2152 S Vineyard #105, Mesa, Arizona 85210 ("Assignee"), all of the undersigned's beneficial interest in that certain Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement in the amount of SEVEN HUNDRED AND NINETY NINE THOUSAND DOLLARS (\$799,000.00) and dated August 19, 2024 executed by TKMS Real Estate LLC, an Idaho limited liability company ("Borrower"), as trustor, in favor of Boomerang Finance SUB-REIT LLC, as beneficiary, which was recorded on August 23, 2024, as Instrument Number 14279636 in the Recorder's Office of the County of Salt Lake County, State of Utah (the "Deed of Trust"), against:

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

SEE EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF,

commonly known as 4821 S Fortuna Way, Millcreek, UT, 84124 (the "Mortgaged Property");

Together with the 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.

The undersigned Assignor has independently and contemporaneously assigned and transferred to Assignee, all of the Assignor's right, title and interest in and to the Secured Note which is secured by this Deed of Trust.

[SIGNATURES FOLLOW]

Dated: September 10, 2024

ASSIGNOR:

Boomerang Finance SUB-REIT LLC

By:

Robert Jafek
Robert Jafek
Principal

Name: _____

Robert Jafek

Its:

Principal

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 ARIZONA)
) SS

County of MARICOPA)

On September 10, 2024 before Tyler Chapman
me, _____, Notary
Public
Date _____ *Here Insert Name of the Officer*

Personally
Appeared Robert Jafek

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 Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public



TYLER CHAPMAN
Notary Public - Arizona
Maricopa Co. / #664942
Expires 03/31/2028

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

LOT 83, OAKCLIFF PARK NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.