

When recorded return to:
Copa Lending LLC
1640 S Stapley Dr Ste 125
Mesa AZ 85204

14332587 B: 11543 P: 2042 Total Pages: 2
01/06/2025 02:04 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: HALLIDAY, WATKINS & MANN, P.C.
376 EAST 400 SOUTH, SUITE 300 SALT LAKE CITY, UT 84111

ASSIGNMENT OF BENEFICIAL INTEREST
UNDER DEED OF TRUST

For value received, **Copa Lending LLC** (“Assignor”), hereby assigns and transfers to **Westar Capital LLC**. (“Assignee”), whose address is **1830 S Alma School Rd Ste 127, Mesa, AZ 85210**, all beneficial interest under that certain **DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT** dated **5/3/2024** by **Cardenas Team Builders & Associates LLC, A Utah Limited Liability Company** as trustor, for the benefit of Assignor, as Beneficiary, and recorded on **5/8/2024**, as Instrument No. **14237807 B: 11489 P: 9736**, in the Official Records of Salt Lake County County, Utah (the “Deed of Trust”);

Together with any and all notes and contracts described or referred to in said Deed of Trust, all sums, including interest, due or to become due thereunder, and all rights accrued or to accrue thereunder.

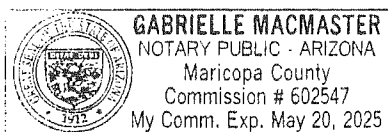
IN WITNESS WHEREOF, said Beneficiary has caused this Assignment to be executed effective as of **5/16/2024**.

Copa Lending LLC,
an Arizona limited liability company

Signed: _____
Name: Chris Wendt
Title: COO

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

ACKNOWLEDGED, SUBSCRIBED AND SWORN to before me on 5/16/2024,
by Chris Wendt the COO for Copa Lending LLC, an Arizona limited liability company.



Notary Public: _____
My Commission Expires: May 20, 2025

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 4, GREENFIELD VILLAGE PLAT ""J"", ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE
AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.
TAX PARCEL #: 22-21-326-006