

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

ASSIGNMENT OF BENEFICIAL INTEREST
UNDER DEED OF TRUST

For value received, **Copa Lending LLC**, an Arizona limited liability company ("Assignor"), hereby assigns and transfers to **Copa VTX LLC**, an Arizona limited liability company ("Assignee"), whose address is 1640 S Stapley Dr, Ste 125, Mesa AZ 85204, all beneficial interest under that certain DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT dated **February 10, 2025** by **DFAB LLC, a Utah limited liability company** as an individual and as trustor, for the benefit of Assignor, as Beneficiary, and recorded on **February 10, 2025**, as Instrument Number **14345490 B: 11549 P: 6108**, in the Official Records of Salt Lake, 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 **March 12th, 2025**.

Copa Lending LLC, an Arizona limited liability company

Signed:

Name: David Nielson

Title: Authorized Signer

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

ACKNOWLEDGED, SUBSCRIBED AND SWORN to before me this March 12th, 2025.



EMILY WHITING WEAVER
Notary Public - Arizona
Maricopa Co. / #671013
Expires 07/15/2028

Notary Public: Emily Whiting Weaver
My Commission Expires: July 15, 2028

EXHIBIT A

Legal Description

Beginning 2 rods West and 100 feet South from the Northeast corner of Lot 6, Block 16, Five Acre Plat "A", Big Field Survey, and running thence South 57 feet; thence West 140 feet; thence North 57 feet; thence East 140 feet to the place of beginning.

Commonly known as: 1488 S 1000 E, Salt Lake City UT 84105

APN: 16-17-134-035