

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

14357738 B: 11556 P: 3448 Total Pages: 2
03/13/2025 04:59 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COPA LENDING LLC
3740 E SOUTHERN AVE STE 214 MESA, AZ 852062512

ASSIGNMENT OF BENEFICIAL INTEREST
UNDER DEED OF TRUST

For value received, **Copa Freedom Investment 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 **October 29th, 2024** by **Bees Property Investments LLC A Utah Limited Liability Company** as an individual and as trustor, for the benefit of Assignor, as Beneficiary, and recorded on **October 29th, 2024** as Instrument Number **14306693 B 11528 P 7773** in the Official Records of **Salt Lake county, Utah** (the "Deed of Trust"); and further assigning its interest in the Deed of Trust, as evidenced by the Loan Documents and Beneficial interest in Deed of Trust dated **March 12th, 2025** and recorded on **November 4, 2024** in Instrument number **14309577 B: 11530 P: 3610**, pertaining to the described property in **Exhibit A**;

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 Freedom Investment 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: _____

My Commission Expires: July 15, 2028

EXHIBIT A

Legal Description

All of Lot 31, BIRCHWOOD ESTATES, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book AA at Page 79 of official records.

ALSO: Beginning at the Southeast corner of Lot 30, BIRCHWOOD ESTATES, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book AA at Page 79 and running thence North $3^{\circ}58'41''$ West 127.57 feet; thence East 9 feet along the arc of a 1333.09 foot radius curve to the left to the Northwest corner of Lot 31, said Birchwood Estates; thence South 128.57 feet to the point of beginning.

Commonly known as: 976 E Hyland Lake Dr Murray UT 84121

APN: 22-17-329-011