

RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:

14380183 B: 11568 P: 9215 Total Pages: 2
05/05/2025 01:46 PM By: ECarter Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Ryan M. Spencer
Red Bridge Capital IV LLC
6440 S. Wasatch Blvd., Suite 200
Salt Lake City, Utah 84121

ASSIGNMENT OF DEED OF TRUST

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RED BRIDGE CAPITAL II, LLC, a Utah limited liability company with an address of 6440 South Wasatch Boulevard, Suite 200, Salt Lake City, Utah 84121 (the “**Assignor**”), hereby grants, assigns, and transfers to RED BRIDGE CAPITAL IV, LLC, a Utah limited liability company, with an address of 6440 South Wasatch Boulevard, Suite 200, Salt Lake City, Utah 84121 (the “**Assignee**”), and to Assignee’s successors, legal representatives, and assigns, all beneficial interest under the Deed of Trust with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing dated August 30, 2022, which was recorded in the records of the Salt Lake County Recorder on August 31, 2022, as entry number 14008983 in book 11368 at pages 14 (the “**Deed of Trust**”). The Deed of Trust encumbers, among other things, the real property located in Salt Lake County, Utah, described as follows:

**Lot 1 and the South half of Lot 37, and Lots 38, 39 and 40, Block 1, WALKER'S SUBDIVISION, of Block 5,
Pilot "A", Salt Lake City Survey.**

LESS AND EXCEPTING therefrom the following:

**Beginning at the Southeast corner of said Block 1; thence West 20 feet along the South line of said Block
1; thence North 08°08' East 141.43 feet; thence South 140 feet to the point of beginning.**

Capitalized terms not otherwise defined in this assignment have the meanings given in the Deed of Trust.

The Assignor further assigns and transfers to the Assignee the Note and all other Loan Documents referenced in the Deed of Trust, including, without limitation, all money due or to become due under the Note, the Deed of Trust, or any other Loan Document, with interest and any other amounts that may be or become due thereunder, and all rights accrued or to accrue under the Note, the Deed of Trust, or any other Loan Document.

[Remainder of page intentionally left blank; signature page follows]

DATED: May 1, 2025

RED BRIDGE CAPITAL II LLC

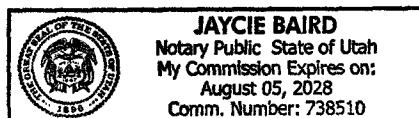
By: Cherokee & Walker Management, LLC
Its: Manager

By: Shane R. Peery
Name: Shane R. Peery
Title: Manager

By: _____
Name: J. Blair Jenkins
Title: Manager

STATE OF Utah)
COUNTY OF Salt Lake) :ss)

The foregoing instrument was acknowledged before me this 5 day of May 2025, by
Shane R. Peery and J. Blair Jenkins, managers of Cherokee & Walker Management, LLC, a Utah
limited liability company.



Jayrin B
Notary Public