



ENT 176069:2021 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Oct 14 3:57 pm FEE 40.00 BY JR  
RECORDED FOR YOUNG, CARIE

UPON RECORDATION, RETURN TO:

BG 4 LOAN PARTNERS, LLC  
Attn: Robert Olsen  
9045 South 1300 East, Suite 101  
Sandy, UT 84094

---

**ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY  
AGREEMENT, AND FINANCING STATEMENT**

**(With Warranties and Recourse)**

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **SDP REIT, LLC**, a Delaware limited liability company and **SDP FINANCIAL 2020, LP**, a Delaware limited partnership (“Assignor”), having a business address at 1240 East 2100 South, Suite 300 Salt Lake City, UT 84106, hereby assigns and transfers, without warranties or recourse, to **BG 4 LOAN PARTNERS, LLC**, a Utah limited liability company (“Assignee”), having a business address at 9045 South 1300 East, Suite 101, Sandy, UT 84094, (i) all the beneficial interest and rights accrued or to accrue under that certain Deed of Trust, together with the indebtedness secured thereby, which Deed of Trust is dated May 21, 2021, and was executed by HERONS LANDING, LLC, a Utah limited liability company, organized and existing under the laws of Utah, the grantor, to Jonathan K. Hansen, a member of the Utah State Bar, , as Trustee, for the benefit of **SDP REIT, LLC**, a Delaware limited liability company and **SDP FINANCIAL 2020, LP**, a Delaware limited partnership, the beneficiary recorded on May 25, 2021, as Instrument Number 97686 in the Official Records of Utah County, State of Utah. (the “Deed of Trust”).

The Deed of Trust covers the following described property:

SEE ATTACHED EXHIBIT “A”



**EXHIBIT A**  
Legal Description

The land hereinafter referred to is situated in the City of Provo, County of Utah, State of UT, and is described as follows:

**Heron's Landing Plat 'A' – Combined 21:051:0036 and 21-052-0063**

Beginning at a point on the Southerly Right-of-Way Line of 1560 South Street, said point being North 89°46'32" East 210.11 feet and South 1,571.74 feet from the Northwest Corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 89°44'57" East 206.99 feet along said Southerly Right-of-Way Line; thence South 00°27'36" West 1,094.16 feet; thence South 89°44'57" West 211.00 feet; thence South 89°44'57" West 211.00 feet; thence South 00°27'36" West 13.55 feet to the Northerly Right-of-Way Line of Lakeview Parkway; thence Northwesterly 420.51 feet along the arc of a 1,115.00 foot radius curve to the left (center bears South 33°26'00" West and the chord bears North 67°22'16" West 418.03 feet with a central angle of 21°36'31") along said Northerly Right-of-Way Line; thence North 30°00'00" West 66.07 feet; thence North 01°00'00" East 678.84 feet; thence South 87°55'40" East 31.51 feet; thence North 00°39'33" East 211.70 feet to said Southerly Right-of-Way Line of 1560 South Street; thence North 89°57'00" East 236.01 feet along said Southerly Right-of-Way Line; thence South 00°22'30" West 347.32 feet; thence South 89°37'30" East 150.00 feet; thence North 00°22'30" East 348.44 feet to the point of beginning.

Also:

BEGINNING at a point on a fence corner, which point is on the South boundary of 1560 South Street, Provo, Utah, which point is East along the Section line 200.95 feet and South 1571.71 feet and East 218.05 feet from the Northwest corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°57' East along the fence line and South boundary of 1560 South Street 100 feet; thence South 00°22'30" West 436 feet; thence South 89°57' West 100 feet to a fence line; thence North 01°00'54" East along fence line 436 feet to the point of beginning.

Parcel Identification No. 21-052-0010.

Also:

BEGINNING at a point on a fence corner, which point is on the South boundary of 1560 South Street, Provo, Utah, which point is East along the Section line 200.95 feet and South 1571.71 feet and East 218.05 feet and South 01°00'54" West 436 feet from the Northwest corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°57'00" East 100 feet; thence South 00°22'30" West 971 feet; thence North 89°37'30" West 325.08 feet to a point on a fence line; thence North 00°48'37" East along a fence line 310.69 feet to a fence corner; thence East along a fence line 210.50 feet to a fence corner; thence North 01°00'54" East along a fence line 658.27 feet to the point of beginning.

Less and Excepting therefrom any portion of the described parcel which may lie West of the following line, as contained in that certain Boundary Line Agreement recorded September 13, 2006, as Entry No. 120411:2006, of Official Records. Said Line described as follows:

Beginning at a fence corner on the South side of 1560 South Street, Provo, Utah, which point is East 207.10 feet and South 1571.19 feet from the Northwest corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian (basis of bearing, Utah State Plane Coordinate System, Bearing of Section Lines - Section Line bears N89°46'31"E); thence South 00°29'40" West 1590.42 feet along a fence line.

Also less and excepting the following parcel deeded to Provo City, in Warranty Deed Recorded October 17, 2013, as Entry No. 97455:2013, and described as follows:

A Parcel of Land in Fee for the Provo City West Side Connector known as Project No. F-LC49(129), being part of an entire tract of property situate in Lot 1 of Section 13, T.7S., R.2E., SLB&M. The Boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract, at a point 200.95 feet East along the Section Line and 1571.71 feet South and 218.05 feet East and 436.00 feet S.01°00'54"W and 104.87 feet (record 100.00 feet) N.89°57'00"E. and 971.00 feet S.00°22'30"W. from the Northwest corner of said Section 13; and running thence N.89°37'30"W. 226.02 feet along the southerly boundary line of said entire tract to a point 90.00 feet perpendicularly distant Southwesterly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 258+95.32; thence N.46°05'32"W. 78.03 feet parallel with said right of way control line to the point of tangency of a 950.00-foot radius curve to the left; thence Northwesterly 58.12 feet along the arc of said curve, concentric with said right of way control line (chord bears N.47°50'41" W. 58.11 feet) to the westerly boundary line of said entire tract and a boundary line agreement recorded

as Entry No. 120411:2006; thence N.00°43'08"E. 204.44 feet along said westerly boundary line to a point 75.00 feet radially distant northeasterly from said right of way control line opposite approximate Engineers Station 256+31.62; thence Southeasterly 199.06 feet along the arc of a 1115.00-foot radius non-tangent curve to the right, concentric with said control line, (chord bears S.51°12'24"E. 198.79 feet); thence S.46°05'32"E. 233.04 feet parallel with said right of way control line to the easterly boundary line of said entire tract, at a point 75.00 feet perpendicularly distant northeasterly from said right of way control line opposite approximate Engineers Station 260+50.32; thence S.00°22'30"W. 12.86 feet to the point of beginning.

Also less and excepting the following parcel deeded to Provo City, in Warranty Deed Recorded October 17, 2013, as Entry No. 97456:2013, and described as follows:

A Parcel of Land in Fee incident to the construction of the Provo City West Side Connector known as Project No. F-LC49(129), being part of an entire tract of property situate in Lot 1 of Section 13, T.7S., R.2E., SLB&M. The Boundaries of said parcel of land are described as follows:

Beginning at the intersection of the southerly boundary line of said entire tract and the southwesterly highway right of way and limited-access line of said project, at a point 90.00 feet perpendicularly distant southwesterly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 258+95.32, which point is 200.95 feet East along the Section Line and 1571.71 feet South and 218.05 feet East and 436.00 feet S. 01°00'54" W. and 104.87 feet (Record 100.00 feet) N. 89°57'00" E. and 971.00 feet S.00°22'30"W. and 226.02 feet N.89°37'30"W. from the Northwest corner of said Section 13; and running thence N. 89°37'30"W. 100.46 feet along said southerly boundary line to the Westerly boundary line of said entire tract; thence N.00°43'08"E. 92.46 feet along said westerly boundary line to a point 90.00 feet radially distant southwesterly from said right of way control line opposite approximate Engineers Station 257+53.67; thence Southeasterly 58.12 feet along the arc of a 950.00-foot radius non-tangent curve to the right, concentric with said right of way control line (chord bears S.47°50'41"E. 58.11 feet); thence S.46°05'32" E. 78.03 feet parallel with said right of way control line to the point of beginning.

Parcel Identification No. 21-051-0031

APN: 21:051:0031  
APN: 21-051-0036  
APN: 21-052-0010  
APN: 21-052-0063