

Assignment of Trust Deed Page 1 of 8  
Gary Christensen Washington County Recorder  
12/15/2025 12:18:52 PM Fee \$40.00 By OLD  
REPUBLIC NCTS - CHICAGO

Claradon Management, LLC, a Delaware limited liability company  
(as to TRACT A)

- 08-022-0089
- 08-028-0078
- 08-028-0079
- 08-028-0083
- 08-022-0091
- 08-028-0115
- 08-028-0084

Jack on the River, LLC, a Utah limited liability company  
(as to TRACT B)

- SG-RPL-1
- SG-5-2-32-251

217 South Bluff, LLC, a Utah Limited Liability Company  
(as to TRACT C)

- SG-725-A-1-A

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(Space above for Recorder's Use)

**ASSIGNMENT OF REAL ESTATE DEED OF TRUST, SECURITY AGREEMENT AND  
ASSIGNMENT OF LEASES AND FIXTURE FILING**

**DWIGHT MORTGAGE TRUST LLC**, a Delaware limited liability company  
(Assignor)  
to

**DBF SPE III LLC**, a Delaware limited liability company  
(Assignee)

Dated: As of September 30, 2025

Property Location: See **Schedule I**

County: See **Schedule I**

DOCUMENT PREPARED BY AND  
WHEN RECORDED, RETURN TO:

Greenberg Traurig, LLP  
One North Lexington Avenue, Suite 800  
White Plains, NY 10601  
Attention: Michael Moser, Esq.

For purposes of Article 9 of the Utah Uniform Commercial Code, this Assignment of Deed of Trust constitutes a Security Agreement and Financing Statement with Trustor being the Debtor and Beneficiary being the Secured Party. This Assignment of Deed of Trust shall also constitute a Financing Statement filed as a fixture filing pursuant to Article 9 of the Utah Uniform Commercial Code.

**ASSIGNMENT OF REAL ESTATE DEED OF TRUST, SECURITY AGREEMENT AND  
ASSIGNMENT OF LEASES AND FIXTURE FILING**

**DWIGHT MORTGAGE TRUST LLC**, a Delaware limited liability company, whose address is 787 Eleventh Avenue, 10<sup>th</sup> Floor, New York, New York 10019 ("**Assignor**"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to **DBF SPE III LLC**, a Delaware limited liability company, whose address is 787 Eleventh Avenue, 10<sup>th</sup> Floor, New York, New York 10019, its successors, participants and assigns ("**Assignee**"), all right, title and interest of Assignor in and to that certain Real Estate Deed of Trust, Security Agreement and Assignment of Leases and Fixture Filing (the "**Deed of Trust**"), by **CLARADON MANAGEMENT, LLC**, a Delaware limited liability company ("**Claradon Grantor**"), **JACK ON THE RIVER, LLC**, a Utah limited liability company ("**St. George Grantor**"), and **217 SOUTH BLUFF, LLC**, a Utah limited liability company ("**217 S. Bluff Grantor**"), and together with Claradon Borrower and St. George Borrower, jointly and severally, individually or collectively, as the context may require, together with their permitted successors and assigns, "**Grantor**", to **OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**, a Florida corporation ("**Trustee**"), for the benefit of Assignor, as Agent for Lenders, dated September 16, 2025, and recorded, in the official real estate records of Weber County and Washington County, Utah, on 9/23 and 9/22, 2025, as Document No. 3385995 and 20250032491 (as the same has heretofore been amended, modified, restated, supplemented, assigned, renewed or extended), and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and Assignor hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.


TO HAVE AND TO HOLD the Deed of Trust unto Assignee and to the successors and assigns of Assignee forever.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Assignor has caused this instrument to be executed by its duly authorized officer on the day and year first above written.

ASSIGNOR:

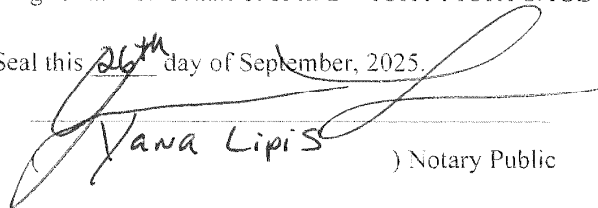
DWIGHT MORTGAGE TRUST LLC,  
a Delaware limited liability company

By:   
Name: Adam Sasouness  
Title: Authorized Signatory

STATE OF Florida )  
Florida ) SS:  
COUNTY OF Miami Dade )

Before me, a Notary Public in and for said County and State, personally appeared Adam Sasouness, the Authorized Signatory, of DWIGHT MORTGAGE TRUST LLC, a Delaware limited liability company, who, after having been duly sworn, acknowledged the execution of the foregoing Assignment of Real Estate Deed of Trust, Security Agreement and Assignment of Leases and Fixture Filing for and on behalf of such DWIGHT MORTGAGE TRUST LLC.

WITNESS my hand and Notarial Seal this 26<sup>th</sup> day of September, 2025.

  
Yana Lipis ) Notary Public

My Commission Expires:  
3-7-2027

My County of Residence:  
Miami Dade



Yana Lipis  
Comm.: HH 370635  
Expires: March 7, 2027  
Notary Public - State of Florida

**SCHEDULE I**

**PROPERTIES**

<b>Property Name</b>	<b>Address</b>	<b>County</b>
Claradon Village Apartments	3560 Midland Dr, West Haven, UT 84067	Weber County
St. George Retail Center (Jack on the River)	1479 George Washington Blvd., St. George, UT 84790	Washington County
217 S. Bluff Land	217 S. Bluff St., St. George, UT 84770	Washington County

**EXHIBIT A-1**

**Legal Description**

Claradon Village Apartments  
3560 Midland Drive, West Haven, UT 84067

**PARCEL 1:**

PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 891.01 FEET AND SOUTH 89°08'20" EAST 2417.79 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 44°09'52" EAST 344.87 FEET; THENCE SOUTH 00°41'05" WEST 695.65 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HINCKLEY DRIVE (SR 79); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES (1) SOUTH 34°21'17" WEST 6.08 FEET (2) SOUTH 77°38'44" WEST 206.47 FEET AND (3) SOUTH 86°00'00" WEST 204.79 FEET; THENCE NORTH 04°00'00" WEST 82.80 FEET; THENCE SOUTH 86°40'43" WEST 19.63 FEET; THENCE NORTH 03°19'17" WEST 26.64 FEET; THENCE SOUTH 85°22'02" WEST 41.76 FEET; THENCE NORTH 00°31'13" WEST 118.73 FEET; THENCE NORTH 03°19'17" WEST 155.07 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF NORTH 23°12'55" WEST AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 46°53'29" WEST 28.84 FEET; THENCE NORTH 45°04'30" WEST 152.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°50'00" EAST ALONG SAID EASTERLY RIGHT OF WAY 606.90 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE, SAID POINT BEING NORTH 00°51'40" EAST 465.10 FEET (461.66 FEET BY RECORD) AND SOUTH 89°08'20" EAST 1985.31 FEET (1988.85 FEET BY RECORD) FROM THE WEST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 45°04'30" EAST 157.20 FEET (152.26 FEET BY RECORD); THENCE NORTH 46°53'29" EAST 28.84 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 130.55 FEET, A RADIUS OF 188.00 FEET, A CHORD BEARING OF SOUTH 23°12'55" EAST, AND A CHORD LENGTH OF 127.94 FEET; THENCE SOUTH 03°19'17"

EAST 155.07 FEET; THENCE SOUTH 00°31'13" EAST 118.73 FEET; THENCE NORTH 85°22'02" EAST 41.67 FEET; THENCE SOUTH 03°19'17" EAST 26.54 FEET; THENCE NORTH 86°40'43" EAST 19.63 FEET; THENCE SOUTH 04°00'00" EAST 82.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 86°00'00" WEST, 244.50 FEET; THENCE NORTH 44°10'20" WEST 348.54 FEET; THENCE NORTH 44°55'30" EAST 208.81 FEET; THENCE NORTH 45°04'30" WEST 92.01 FEET (88.77 FEET BY RECORD) TO THE EASTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE NORTH 45°20'43" EAST 201.12 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE (NORTH 45°50'00" EAST 201.14 FEET BY RECORD) TO THE POINT BEGINNING.

PARCEL 3:

A PART OF THE SOUTHWEST QUARTER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED WEST HAVEN CITY, COUNTY OF WEBER, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°13'09" WEST, ALONG THE EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 898.77 FEET AND NORTH 0°46'51" EAST, PERPENDICULAR TO SAID CENTER QUARTER LINE, A DISTANCE OF 105.10 FEET, FROM THE WEBER COUNTY BRASS MONUMENT REPRESENTING THE CENTER QUARTER CORNER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 44°10'20" WEST, A DISTANCE OF 96.86 FEET, TO THE SOUTHEASTERLY LINE OF MIDLAND DRIVE (S.R.-108); THENCE ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 44°51'32" EAST, A DISTANCE OF 122.59 FEET; (2) NORTH 45°31'32" EAST, A DISTANCE OF 84.69 FEET; THENCE SOUTH 45°04'30" EAST, MORE OR LESS, ALONG THE BACK OF A CURB, A DISTANCE OF 96.10 FEET; THENCE SOUTH 44°55'30" WEST, A DISTANCE OF 208.81 FEET, TO THE POINT OF BEGINNING.

**EXHIBIT A-2**

**Legal Description**

St. George Retail Center  
1479 George Washington Boulevard, St. George, UT 84790

Lot 1, RIVER PATH LANDING, according to the official plat thereof, on file and of record in the office of the Washington County Recorder, State of Utah.

**EXHIBIT A-3**

**Legal Description**

217 S. Bluff St, Saint George, UT 84770

All of Fractional Block F-1, Plat "A", St. George City Survey, more particularly described as follows:

Beginning at the Northeast Corner of said Fractional Block F-1, Plat "A", St. George City Survey, and running thence South  $00^{\circ}05'13''$  West 337.00 feet along the East line of said block; thence North  $89^{\circ}48'18''$  West 57.42 feet to the Easterly line of Bluff Street Highway to a point on a 1839.86 foot radius curve to the right (radius point bears North  $63^{\circ}02'41''$  East); thence Northwesterly 73.94 along the arc of said curve through a central angle of  $2^{\circ}18'09''$ ; thence North  $20^{\circ}14'22''$  West 288.72 feet to the Northwest corner of said Block F-1; thence South  $89^{\circ}48'18''$  East 190.00 feet to the point of beginning.