

**WHEN RECORDED RETURN TO:**

Lodestar Capital, LLC  
3401 North Center Street, Suite 300  
Lehi, Utah 84043

APN: 18-031-0023

142172-PCF

**ASSIGNMENT OF BENEFICIAL INTEREST UNDER TRUST DEED**

ENT23750:2022 PG 1 of 3

**Andrea Allen**

**Utah County Recorder**

2022 Feb 23 01:06 PM FEE 40.00 BY SW

RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

For valuable consideration, the receipt and sufficiency of which are acknowledged, **CATANIA SFH, LLC**, a Utah limited liability company ("**Assignor**"), as of January 27, 2022, grants, conveys, transfers, and assigns to **LODESTAR CAPITAL, LLC**, a Utah limited liability company ("**Assignee**"), all of Assignor's right, title and interest as beneficiary in and to that certain Trust Deed With Power of Sale and Assignment of Rents executed by Capri Seaberg, as trustor, in favor of Cottonwood Title Insurance Agency, Inc., as trustee, for the benefit of Assignor, as beneficiary, dated as of the date hereof and recorded February 23, 2022 as Entry No. 23717:2022 in the Official Records of Utah County, Utah (as amended, the "**Deed of Trust**"), encumbering the real property described on Exhibit A attached hereto (which is incorporated herein and made a part hereof) and all related buildings and improvements and certain personal property more particularly described in the Deed of Trust.

The recordation of this Assignment of Beneficial Interest under Trust Deed (this "**Assignment**") evidences an assignment to Assignee of all of Assignor's rights as a lender, payee, holder, and/or beneficiary in all documents and instruments evidencing or securing the indebtedness of trustor to beneficiary, as described in the Deed of Trust, including all money due and that may become due from trustor, together with all rights accrued or that may accrue in favor of beneficiary under the Deed of Trust. Assignor makes this absolute and irrevocable assignment to Assignee and its successors and assigns, subject only to the terms and conditions of the above-described Deed of Trust. This Assignment is made without recourse to Assignor.

*[Signature page follows]*

Assignor has executed this Assignment as of the date first set forth above.

CATANIA SFH, LLC,  
a Utah limited liability company

By: *James G. Seaberg*  
James G. Seaberg, Manager

STATE OF Utah }  
COUNTY OF Utah } ss.

On this 15 day of Feb, 2022, personally appeared before me James G. Seaberg, the signer of the foregoing instrument, who known to me (or proved on the basis of sufficient identification), acknowledged to me that he executed the same.



*[Signature]*  
Notary Public  
My Commission Expires: 11/10/25

**EXHIBIT A**

**LEGAL DESCRIPTION**

That certain real property located in Utah County, State of Utah, more particularly described as follows:

Beginning at a point which lies South 89°03'00" East 300.7 feet and South 01°09'00" East 104.8 feet from the West quarter corner of Section 22, Township 6 South, Range 2 East, Salt Lake Base and Meridian (assuming the line between the West quarter corner and the East quarter corner of said section to be East-West), and running thence South 01°09'00" East 75.0 feet; thence North 89°03'00" West 120.0 feet; thence North 01°09'00" West 75.0 feet; thence South 89°03'00" East 120.0 feet, more or less to the point of beginning.

Tax ID: 18-031-0023 (for reference purposes only)