

WHEN RECORDED, RETURN TO:  
Ryan Warburton, Esq.  
Gilmore & Bell, P.C.  
15 West South Temple, Suite 520  
Salt Lake City, UT 84101

12-819-0001  
12-091-0105

16-021888

ASSIGNMENT OF DEED OF TRUST,  
ASSIGNMENT OF RENTS AND LEASES,  
SECURITY AGREEMENT AND FIXTURE FILING

THIS ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING (this "Assignment"), is dated as of February 14, 2017, by Utah Charter School Finance Authority having an address at C180 State Capitol Complex, Salt Lake City, Utah 84114-2315 ("Assignor") to U.S. Bank National Association, having an address at 170 South Main Street, Suite 200, Salt Lake City, Utah 84101 ("Assignee").

KNOW ALL MEN BY THESE PRESENTS, that for value received, Assignor hereby grants, assigns and transfers to Assignee, without recourse or warranty of any kind, express or implied, all of Assignor's interest under that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing, dated as of February 1, 2017, by Syracuse Arts Academy, a nonprofit corporation duly organized and validly existing under the laws of the State of Utah, as trustor, recorded on Feb. 14, 2017 as Instrument No. 3002414 in the office of the records of Davis County, State of Utah ("Deed of Trust") together with the obligations secured by the Deed of Trust and all other instruments, documents and certificates executed in connection therewith.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first above written.

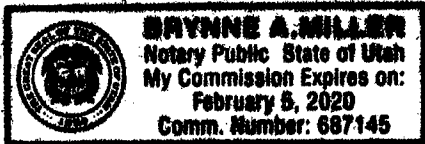
“ASSIGNOR”

UTAH CHARTER SCHOOL FINANCE  
AUTHORITY, as Issuer

By:   
David Damschen, Chair

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

On this 2 day of February, 2017, before me, the undersigned Notary Public, personally appeared David Damschen who acknowledged himself to be the Chair of the Utah Charter School Finance Authority, and that the foregoing instrument was signed in behalf of said Utah Charter School Finance Authority by authority of a resolution adopted by its governing body, and acknowledged to me that said Chair executed the same in behalf of said Utah Charter School Finance Authority.



  
NOTARY PUBLIC

(Signature Page to Assignment of Deed of Trust – Syracuse Arts Academy)

EXHIBIT A

DESCRIPTION OF PROPERTY

Syracuse Arts Academy

ANTELOPE CAMPUS

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 1700 SOUTH AND 3000 WEST STREETS, SAID POINT ALSO BEING LOCATED SOUTH 89°49'43" EAST ALONG SECTION LINE 33.01 FEET AND SOUTH 00°10'17" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE SOUTH 89°49'43" EAST ALONG THE SOUTH LINE OF SAID 1700 SOUTH STREET 789.90 FEET; THENCE SOUTH 0°10'17" WEST 272.00 FEET; THENCE NORTH 89°49'43" WEST 51.95 FEET; THENCE SOUTH 0°09'23" WEST 177.91 FEET; THENCE NORTH 89°49'43" WEST 381.88 FEET; THENCE NORTH 0°09'23" EAST 177.91 FEET; THENCE NORTH 89°49'43" WEST 356.01 FEET TO THE EAST LINE OF 3000 WEST STREET; THENCE NORTH 00°09'07" EAST 272.00 FEET ALONG THE EAST LINE OF 3000 WEST STREET TO THE POINT OF BEGINNING.

CONTAINING 282,788 SQ FT OR 6.49 ACRES OF LAND.

LESS THE FOLLOWING DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN BOOK 6348, PAGE 349:

A PARCEL OF LAND IN FEE FOR A STATE ROUTE TRAFFIC SIGNAL KNOWN AS PROJECT NO. S-0127(4)1, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NW1/4 NW1/4 OF SECTION 16, T. 4N, R. 2W, S.L.B.&M., THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF SR-127 AND THE EAST RIGHT OF WAY LINE OF 3000 WEST, WHICH POINT IS 33.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEER STATION 52+45.63, WHICH POINT ALSO BEING 33.00 FEET (33.01 FEET BY RECORD) SOUTH 89°49'53" EAST ALONG THE NORTH SECTION LINE OF SAID SECTION 16, AND 33.00 FEET SOUTH 00°10'17" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 16 AND

RUNNING THENCE SOUTH 89°49'43" EAST 29.55 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SR-127 TO A POINT BEING 63.43 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID PROJECT AT APPROXIMATE ENGINEER STATION 52+45.63; THENCE SOUTH 45°05'47" WEST 41.84 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID 3000 WEST AND TO A POINT BEING 33.88 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID PROJECT AT APPROXIMATE ENGINEER STATION 52+16.03; THENCE NORTH 00°09'32" EAST 29.62 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE):

EASEMENT FOR INGRESS AND EGRESS AND THE RIGHTS TO USE PARKING LOT FACILITIES LOCATED WITHIN THE FOLLOWING DESCRIBED PROPERTY, AS CREATED BY NOTICE OF AGREEMENT RECORDED AUGUST 5, 2010, AS ENTRY NO. 2544565, IN BOOK 5081, PAGE 633.

BEGINNING AT A POINT WHICH LIES 305.30 FEET SOUTH 00°09'33" WEST ALONG THE WEST SECTION LINE OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND 33.00 FEET SOUTH 89°50'42" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89°50'42" EAST 355.98 FEET; THENCE SOUTH 00°09'41" WEST 387.05 FEET; THENCE NORTH 89°47'06" WEST 355.96 FEET; THENCE NORTH 00°09'33" EAST 386.67 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO.: 12-091-~~0103~~ 0105

NORTH CAMPUS

ALL OF LOT 1, NINIGRET SUBDIVISION II-SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MARCH 20, 2015, AS ENTRY NO. 2855159 IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, STATE OF UTAH.

TAX PARCEL NO. 12-819-0001