



W3188300

When recorded return to:
Utah Certified Development Company
5333 South Adams Ave, Ste B
Ogden UT 84405

E# 3188300 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
04-Oct-21 0433 PM FEE \$40.00 DEP PCI
REC FOR: FIRST AMERICAN TITLE INSURANCE COI
ELECTRONICALLY RECORDED

File Name: Rocky Mountain Dental & Surgical Center Inc.
Loan #: 1336469102

NCS-1090509-JT
TAX ID: 19-121-0001

**ASSIGNMENT OF NOTE, TRUST DEED, GUARANTEE(S),
AND ASSIGNED LESSOR'S AND LESSEE'S LEASEHOLD INTEREST AS COLLATERAL**

STATE OF UTAH

COUNTY OF WEBER

FOR VALUE RECEIVED, the undersigned hereby transfers, sets over and assigns unto U.S. Small Business Administration, an Agency of the United States, all of its right, title and interest in and to the following:

1. That certain Promissory Note dated September 29, 2021, in the face principal amount of \$212,000.00 executed by Rubicon Holdings L.L.C., as Borrower, in favor of Utah Certified Development Company as Lender.
2. That certain Trust Deed dated September 29, 2021, between Rubicon Holdings L.L.C., as Trustor, Utah Certified Development Company, as Beneficiary, and U.S. Small Business Administration, as Trustee, and recorded 10-04-2021, in the office of the Weber County Recorder, State of Utah, as Entry 3188294, with the real property subject to such Trust Deed more particularly described on attached Exhibit "A".
3. That certain Assignment of Lease and Rents of Lessor's Interest as Collateral Agreement dated September 29, 2021, executed by Rubicon Holdings L.L.C. as Lessor in favor of Utah Certified Development Company, as Assignee and that certain Assignment of Lease and Rents of Lessee's Interest as Collateral Agreement dated September 29, 2021, executed by Rocky Mountain Dental & Surgical Center Inc. as Lessee and Assignor in favor of Utah Certified Development Company as Assignee.
4. That certain Guarantee(s) dated September 29, 2021, executed by Entities: Rocky Mountain Dental & Surgical Center Inc.; Individuals: Ryker Jay Wells, as Guarantor(s) in favor of Utah Certified Development Company, as Lender.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed and its seal affixed by its duly authorized officer this 29th day of September, 2021.

UTAH CERTIFIED DEVELOPMENT COMPANY

By: Jaylene Derring
Jaylene Derring, Vice President

By: Tandra L. Humpherys
Tandra L. Humpherys, Assistant Secretary

EXHIBIT "A"

REAL PROPERTY DESCRIPTION

ALL OF LOT 1, PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS ENTRY NO. 1549557 OF OFFICIAL RECORDS.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED MAY 9, 2003 AS ENTRY NO. 1937642 IN BOOK 2365 AT PAGE 2122 AND IN THAT WARRANTY DEED RECORDED MAY 9, 2003 AS ENTRY NO. 1937644 IN BOOK 2365 AT PAGE 2145, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 1 OF PARKLAND BUSINESS CENTER SUBDIVISION - PHASE 1, A SUBDIVISION IN THE SE1/4SW1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN A CURVE AT A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 28+57.65, WHICH POINT IS 124.27 FEET SOUTH 89°49'46" EAST FROM THE SOUTHWEST CORNER OF SAID LOT 1; AND RUNNING THENCE NORTHEASTERLY 34.98 FEET ALONG THE ARC OF A 8,143.82-FOOT RADIUS CURVE TO THE RIGHT CONCENTRIC WITH SAID CONTROL LINE (NOTE: CHORD BEARS NORTH 89°30'40" EAST FOR A DISTANCE OF 34.96 FEET) TO A POINT 55.00 FEET RADially DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE NORTH 36°06'24" EAST 42.88 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 89.52 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 1°03'50" WEST 9.79 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE BEGINNING OF A CURVE AT A POINT 79.74 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTHWESTERLY 39.48 FEET ALONG THE ARC OF A 25.50-FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD BEARS SOUTH 45°25'16" WEST FOR A DISTANCE OF 35.66 FEET) TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT 54.84 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 89°46'42" WEST 34.65 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICE MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°00'11" CLOCKWISE TO MATCH HIGHWAY BEARINGS.)