

WHEN RECORDED, RETURN TO:

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09-403-0301  
12-002-0035  
115766-JCP

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 October 7, 2019, 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 October 1, 2019, by Leadership Learning Academy, Inc., a nonprofit corporation duly organized and validly existing under the laws of the State of Utah, as trustor, recorded on Oct. 10, 2019, 2019 as Instrument No. 3008579 in the office of the records of Davis County, State of Utah and as Instrument No. 3193625 in the office of the records of Weber County, State of Utah (collectively, "Deed of Trust") together with the obligations secured by the Deed of Trust and all other instruments, documents and certificates executed in connection therewith.



EXHIBIT A

DESCRIPTION OF PROPERTY

PARCEL 1 (Layton Campus, Davis County):

All of Lot 301, WINDSOR SQUARE COMMERCIAL SUBDIVISION, PHASE 3, according to the official plat thereof, recorded August 8, 2014 as Entry No. 2817293 in Book 6077 at Page 115 in the office of the Davis County Recorder.

Tax Parcel No.: 09-403-0301

PARCEL 2 (Ogden Campus, Weber County):

Part of the Northeast quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the South line of 2nd Street, said point being South 00°17'31" West 33.00 feet and North 89°09'45" West 293.50 feet from an Ogden City Street monument in the intersection of Harrison Boulevard and 2nd Street and running thence South 00°17'31" West 614.96 feet to a point on the Northerly boundary of Sherwood Park Subdivision Addition No. 6; thence along said subdivision the following (2) courses and distances: 1) North 89°09'45" West 185.50 feet; 2) thence North 48°56'29" West 209.35 feet to Easterly boundary of Sherwood Park Subdivision No. 3; thence along said East line North 00°50'15" East 479.75 feet to the South line of 2<sup>nd</sup> Street; thence along said South line South 89°09'45" East 339.50 feet to the point of beginning.

Tax Parcel No. 12-~~0~~002-0035