

Document Prepared by: Monisha Martin
Recording Requested by and
When recorded, please return to:

Civic Financial Services, LLC
2015 Manhattan Beach Blvd, Suite 106
Redondo Beach, CA 90278
Loan No. 0119112856

APN: SEE ATTACHED

[Space Above This Line For Recording Data] _____

Assignment of Deed of Trust

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to:
HMC Assets, LLC solely in its capacity as separate trustee of Civic Holdings III Trust
whose address is: 2015 Manhattan Beach Blvd, Suite 106 Redondo Beach, CA 90278)

all its rights, title and interest in and to the Deed of Trust dated 12/24/2019 executed by Blue
Mountain Partners, LLC, a Texas Limited Liability Company, and recorded either

- concurrently herewith; or
- on 01/02/2020 as Instrument No. 3215556 in book 7420 , page 206-236, in the Official
Records in the County Recorder's, Davis County, UT describing land therein as:

Legal Description
SEE ATTACHED

Property Address: 2115 N 250 W, Sunset, UT, 84015

TOGETHER with the note or notes therein described or referred to, the money due and to become
due thereon with interest, and all rights accrued or to accrue under said Deed of Trust. The original
principal amount due under this note(s) is \$2,141,050.00.

CAPSTONE TITLE & ESCROW INC.
ORDER NUMBER: 201528

EXHIBIT "A" LEGAL

PARCEL NO. 1: 2115 N. 250 West, Sunset, Davis County, Utah 84015

Beginning on the West line of a street West 1344.75 feet and North 1628.73 feet from the Southeast corner of the Northeast quarter of Section 26, Township 5 North, Range 2 West, Salt Lake Base and Meridian, in the City of Sunset, and running thence North 75.00 feet along the West line of said street, West 116.0 feet; thence South 75.0 feet; thence East 116.0 feet to the point of beginning.

Parcel 1A (Easement Estate):

Together with a right of way for ingress and egress over and across the South 10 feet of the following described parcel:

Beginning on the West line of a street West 1344.75 feet and North 1703.73 feet from the Southeast corner of the Northeast quarter of said Section 26, and running thence North 75.00 feet along the West line of said street; thence West 116.0 feet; thence South 75.0 feet; thence East 116.0 feet to the point of beginning.

Tax ID No.: 13-077-0021

PARCEL NO. 2: 3938 S 300 E, Salt Lake City, Salt Lake County, Utah 84107

Beginning 208.71 feet South from the Northeast corner of Lot 10, Block 8, Ten Acre Plat A, Big Field Survey, and running thence South 52 feet, thence West 219 feet, thence North 52 feet, thence East 219 feet to the point of beginning.

Tax ID No.: 16-31-376-016

PARCEL NO. 3 340 E VINE ST, TOOELE, TOOELE COUNTY, UTAH 84074

Lot 6, Block 157, Plat "C", Tooele City Survey, Tooele City, Tooele County, according to the Official Plat thereof.

Tax ID No.: 02-113-0-0006

PARCEL NO. 4: 78 N 3RD ST, TOOELE, TOOELE COUNTY, UTAH 84074

Lots 3 and 4, Block 144, Plat "C", Tooele City Survey, according to the Official Plat thereof on file and of record in the Tooele County Recorder's Office.

Tax ID No.: 02-107-0-0016

PARCEL NO. 5: 353 E 200 S, TOOELE, TOOELE COUNTY, UTAH 84074

Lot 113, TOOELE HIGHLANDS SUBDIVISION, a Subdivision of Tooele City, according to the Plat thereof, recorded in the office of the Tooele County Recorder.

Tax ID No.: 10-028-0-0113

PARCEL NO. 6: 1516 BLUE PEAK DR, TOOELE, TOOELE COUNTY, UTAH 84074

Beginning at a point on the East side of a County Road, which is 33 feet East from the West quarter corner of

This page is only a part of a 2018 ALTA® Commitment for Title Insurance Issued by Commonwealth Land Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A: Schedule B, Part I-Requirements, and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Section 13, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence North 200 feet; thence East 305 feet; thence South 200 feet; thence West 205 feet to the point of beginning.

Tax ID No.: 03-019-0-0012

PARCEL NO. 7: 509 HARRISON BLVD, OGDEN, WEBER COUNTY, UTAH 84403

The land referred to herein is situated in the County of Weber, State of Utah, and is described as follows: Part of the Southeast quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey:

Beginning at a point that is South 0°45' West 482.30 feet from the Northeast corner of said quarter Section, running thence South 0°45' West 60 feet; thence North 89°10' West 190.95 feet; thence North 60 feet, more or less, to a point North 89°10' West 190.67 feet from the place of beginning; thence South 89°10' East 190.67 feet to the place of beginning.

Less and excepting that portion lying within Harrison Boulevard.

Also less and excepting: A parcel of land in fee situate in the Northeast quarter of Southeast quarter of Section 16, Township 6 North, Range 1 West, Salt Lake Meridian, being more particularly described as follows: Beginning at the Northeast corner of Grantors land, which point is 251.53 feet South 00°45'43" West along a line created between the monument located at the intersection of 5th Street and Harrison Boulevard and the monument located in the intersection of Hudson Street and Harrison Boulevard and 33.14 feet North 89°14'17" West from the monument located in the intersection of 5th Street and Harrison Boulevard and running thence South 00°45'08" West 60.00 feet to the Southeast corner of Grantors land, thence North 89°09'52" West 9.71 feet along the South line of said Grantors land, thence North 00°24'11" East 60.00 feet to the North line of said Grantors land, thence South 89°10'100" East 10.07 feet along said North line to the point of beginning.

Tax ID No.: 12-043-0010

PARCEL NO. 8: 846 E 27 TH BLVD, OGDEN, WEBER COUNTY, UTAH 84403

Part of Lot 3, Block 4, Plat "B", Ogden City Survey, Weber County, Utah; Beginning at a point 195 feet East of the Southwest corner of Lot 4, Block 4 and running thence North 122.5 feet; thence East 29 feet; thence South 122.5 feet; thence West 39 feet to the place of beginning.

Tax ID No.: 01-051-0012

PARCEL NO. 9: 631 W 24 TH ST, OGDEN, WEBER COUNTY, UTAH 84401

Part of Lots 1, 2, 3, 4, 5 and 6 Block 1, West Ogden Addition, Ogden City, Weber County, Utah; Beginning at the Northeast corner of said Lot 1 and running thence West 29 feet; thence South 124.21 feet to the South line of said Lot 5; thence West 2 feet; thence South 25 feet; thence East 31 feet; thence North 149.21 feet to the place of beginning.

Tax ID No.: 04-025-0004


PARCEL NO. 10: 1107 S 700 E, SALT LAKE CITY, SALT LAKE COUNTY, UTAH 84105

All of Lot 17, and the North 8 1/3 feet of Lot 16, Block 2, HAMPTON'S SUBDIVISION NO. 2, being a Subdivision of Lot 5, and the North 1/4 of Lot 4, Block 18, Five Acre Plat "A", Big Field Survey.

Tax ID No.: 16-08-305-008

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816185B

**Civic Financial Services, LLC, a California
Limited Liability Company**



By: Chris Prado
Title: Authorized Agent

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California

County of Los Angeles

On 1.6.20 before ETASA TANICEA HOUSTON Notary Public
(insert name and title of the officer)

Personally appeared Chris Prado, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Etasa Houston



(Seal)