

WHEN RECORDED, RETURN TO:

Jacob Carlton, Esq.
Gilmore & Bell, P.C.
15 West South Temple, Suite 1450
Salt Lake City, UT 84101

134029-54
10-004-0053
10-063-0030

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 November 2, 2020, 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 November 1, 2020, by North Davis Preparatory Academy, Inc., a Utah nonprofit corporation duly organized and validly existing under the laws of the State of Utah, as trustor, recorded on Nov. 2, 2020 as Instrument No. 3311005 in the office of the records of Davis County, State of Utah (the "**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 20TH day of OCTOBER, 2020, 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.

Ding Wilson
NOTARY PUBLIC

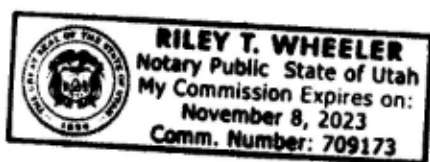


EXHIBIT A PROPERTY DESCRIPTION

PARCEL 1:

A PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 0°14'50" WEST 300.00 FEET ALONG THE QUARTER SECTION LINE, THENCE SOUTH 89°52'30" WEST 348.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 267.00 FOOT RADIUS CURVE TO THE RIGHT OF 66.15 FEET (LONG CHORD BEARS NORTH 7°13'20" WEST 65.98 FEET); THENCE NORTH 0°07'30" WEST 85.95 FEET; THENCE NORTH 5°35'08" EAST 70.35 FEET; THENCE NORTH 0°07'30" WEST 78.57 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 89°52'30" EAST 352.09 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT SOUTH 89°52'32" WEST, 1463.61 FEET FROM THE EAST 1/4 CORNER OF SECTION 19-T4N-R1W, SLM; THENCE SOUTH 89°52'30" WEST, 1316.64 FEET; THENCE NORTH 0°07'29" WEST, 9.98 FEET; THENCE NORTH 89°52'31" EAST, 15.41 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1050.0 FOOT RADIUS CURVE TO THE LEFT, WITH ARC LENGTH OF 739.73 FEET AND A DELTA OF 40°21'56" (CHORD BEARS NORTH 69°41'33" EAST, 724.53 FEET); THENCE NORTH 49°30'35" EAST, 365.59 FEET TO THE RIGHT OF WAY LINE OF THE DENVER & RIO GRANDE WESTERN RR; THENCE ALONG SAID LINES SOUTH 34°43'19" EAST, 603.44 FEET TO THE POINT OF BEGINNING.

PARCEL 2 ALSO BEING DESCRIBED BY SURVEY AS FOLLOWS:

A PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LAYTON CITY, DAVIS COUNTY, UTAH: BEGINNING AT A POINT AT THE INTERSECTION OF THE QUARTER SECTION LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD, BEING 1463.31 FEET SOUTH 89°52'30" WEST (SOUTH 89°52'32" WEST 1463.61 FEET RECORD) ALONG SAID QUARTER SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 19; THENCE SOUTH 89°52'30" WEST 1316.63 FEET (1316.64 FEET RECORD) ALONG SAID QUARTER SECTION LINE; THENCE NORTH 0°07'29" WEST 10.00 FEET (9.98 FEET RECORD); THENCE NORTH 89°52'30" EAST 15.43 FEET (NORTH 89°52'31" EAST 15.41 FEET RECORD); THENCE 739.73 FEET NORTHEASTERLY ALONG THE ARC OF A 1050.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 40°21'55" (40°21'56" RECORD) AND LONG CHORD OF NORTH 69°41'32" EAST (NORTH 69°41'33" EAST RECORD) 724.53 FEET; THENCE NORTH 49°30'35" EAST 365.55 FEET (365.59 FEET RECORD) TO SAID WESTERLY RIGHT OF WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD; THENCE ALONG SAID WESTERLY LINE SOUTH 34°43'19" EAST 603.43 FEET (603.44 FEET RECORD) TO THE POINT OF BEGINNING.

Tax Id No.: 10-064-0053 and 10-063-0030