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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/21/2021 03:34 PM
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**ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILINGS**

READYCAP COMMERCIAL, LLC, a Delaware limited liability company
(Assignor)

to

READY CAPITAL SUBSIDIARY REIT I, LLC, a Delaware limited liability company
(Assignee)

Dated as of November 23, 2020.

Property Location: 440 South Main Street
Clearfield, Utah 84015

~~DOCUMENT PREPARED BY [REDACTED]~~
~~WITNESSES RECORDED, RETURN TO:~~

ReadyCap Commercial, LLC
Attn: Melissa Perez
1320 Greenway Drive, Suite 560
Irving, TX 75038

Return to:
Document Recording Services
P.O. Box 3008
Tallahassee, FL 32315-3008

**ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILINGS**

READYCAP COMMERCIAL, LLC, a Delaware limited liability company ("**Assignor**"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to **READY CAPITAL SUBSIDIARY REIT I, LLC**, a Delaware limited liability company, its successors, participants and assigns (collectively "**Assignee**"), all right, title and interest of Assignor in and to that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filings, by **440 S MAIN LLC**, a Delaware limited liability company ("**Borrower**"), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation, having an address of 215 South State #380, Salt Lake City, Utah 84111, as trustee, in favor of Assignor, dated November 23, 2020, and recorded in Davis County, Utah Recorder ("**Official Records**") on November 24, 2020, in Book number 7644, Page number 411-430 (as the same have heretofore been amended, modified, restated, supplemented, assigned, renewed or extended), and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

TO HAVE AND TO HOLD this Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filings unto Assignee and to the successors and assigns of Assignee forever.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Assignor has caused this instrument to be executed by its duly authorized officer on the day and year first above written.

ASSIGNOR:

READYCAP COMMERCIAL, LLC,
a Delaware limited liability company

By: 
Name: Melissa Perez
Title: Authorized Person

ACKNOWLEDGMENT

State of Texas }
 } ss.
County of Dallas }

On March 26, 2021, before me, Jillian Tosh, a Notary Public in and for said County and State, personally appeared Melissa Perez, personally known to me to be the person whose name are subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public



EXHIBIT A

Description of Property

Lot 1, Freeport Cold Storage Subdivision, according to the Official Plat thereof on file and of record in the Davis County Recorders Office.
A.P.N. 15-037-0001