



W3374904

WHEN RECORDED, RETURN TO:

IHC Health Services, Inc.,
dba Intermountain Healthcare
36 South State Street, Suite 2200
Salt Lake City, Utah 84111
Attn: Director of Place Based Investments

E# 3374904 PG 1 OF 3
B. Rahimzadegan, WEBER COUNTY RECORDER
30-Jun-25 0132 PM FEE \$40.00 DEP LC
REC FOR: KIRTON & MCCONKIE
ELECTRONICALLY RECORDED

ASSIGNMENT OF TRUST DEED

This Assignment of Trust Deed ("Assignment") is made and entered into as of June 30, 2025, from **IHC HEALTH SERVICES, INC.**, a Utah nonprofit corporation, doing business as Intermountain Health ("Assignor"), having an address of 36 South State Street, Suite 2200, Salt Lake City, Utah 84111, to **INTERMOUNTAIN HEALTH CARE, INC.**, a Utah nonprofit corporation, ("Assignee"), having an address of 36 South State Street, Suite 2200, Salt Lake City, Utah 84111.

WHEREAS, on or about June 30, 2023, Assignor made a loan (the "Loan") to JF Q25 Partners, LLC, a Utah limited liability company ("Borrower"), in the original principal amount of Three Million Five Hundred Thousand Dollars (\$3,500,000.00). The Loan is evidenced by, among other things, that certain Construction and Term Loan Agreement entered into between Assignor and Borrower (the "Loan Agreement") and that certain Promissory Note executed by Borrower in favor of Assignor (the "Note"). The Note is secured by that certain Construction and Term Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing, made and executed by Borrower, as "Trustor", to Cottonwood Title Insurance Agency, Inc., as "Trustee", in favor of Assignor, as "Beneficiary", and recorded in the official records of Weber County, State of Utah, on June 30, 2023, as Entry Number 3289094 (the "Trust Deed"). The Trust Deed encumbers certain real property located in Weber County, State of Utah, more particularly described on Exhibit A attached hereto and by this reference made a part hereof (the "Property").

WHEREAS, the rights and obligations of Assignor under the Loan Agreement, Note, and all other documents related to the Loan have been assigned to Assignee under that certain Assignment and Assumption Agreement dated of even date herewith, entered into by and between Assignor and Assignee. It is the desire and intent of Assignor to effect an assignment of the Trust Deed and all rights and interest of Assignor therein to Assignee.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby sells, assigns, transfers, and endorses to Assignee, its successors and assigns, without recourse, all of its right, title and interest in and to the Trust Deed.

TO HAVE AND TO HOLD the Trust Deed unto Assignee and to the successors and assigns of Assignee.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed in its name by its duly authorized officer as of the date first above written.

ASSIGNOR

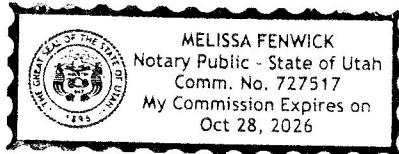
IHC HEALTH SERVICES, INC.,
a Utah nonprofit corporation

By: 

Stacy Jennings, Vice President,
Chief Investment Officer

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 30th day of May, 2025,
by Stacy Jennings, Vice President, Chief Investment Officer of IHC Health Services, Inc., a
Utah nonprofit corporation.



Melissa Fenwick
Notary Public
Residing at: 36 S State St, SLC, UT 84111

EXHIBIT A

REAL PROPERTY DESCRIPTION

The real property located in Weber County, State of Utah, and more particularly described as follows:

LOT 1 AND LOT 2 OF BLOCK 8, PLAT B, OGDEN CITY SURVEY, OR MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT WHICH IS ON THE SOUTHEAST CORNER OF BLOCK 8, PLAT B OGDEN CITY SURVEY SAID POINT BEING NORTH 01°18'13" EAST 49.50 FEET, AND NORTH 88°41'46" WEST 49.50 FEET, FROM THE FOUND MONUMENT AT THE INTERSECTION OF 25TH STREET AND QUINCY AVE. AND RUNNING THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF 25TH STREET, NORTH 88°41'46" WEST 268.96, TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 8 PLAT B; THENCE ALONG THE WESTERN LINE OF SAID LOT 2, NORTH 01°18'23" EAST 333.89 FEET, TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2 AND LOT 1 OF THE BLOCK 8, PLAT B, SOUTH 88°41'30" EAST 268.94 FEET, TO THE WESTERN RIGHT-OF-WAY LINE OF QUINCY AVE; THENCE ALONG SAID WESTERN RIGHT-OF-WAY, SOUTH 01°18'13" WEST 333.87 FEET, TO THE POINT OF BEGINNING.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST.

THE BASIS OF BEARING IS NORTH 01°18'13" EAST 766.74 FEET MEASURED BETWEEN THE FOUND MONUMENTS AT THE INTERSECTION OF 25TH STREET AND QUINCY AVE. AND THE MONUMENT AT THE INTERSECTION OF 24TH STREET AND QUINCY AVE.

Tax Id No.: 01-059-0039 **BT**