

WHEN RECORDED, RETURN TO:

Eric T. Hunter  
Chapman and Cutler LLP  
215 South State Street, Suite 560  
Salt Lake City, UT 84111  
Tax ID: 14-450-0007, 14-450-0008, 14-450-0009, 14-450-0010 and 14-450-0011  
ORT 2267555HM

**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 1, 2022, by Utah Charter School Finance Authority (“Assignor”), having an address at C180 State Capitol Complex, Salt Lake City, Utah 84114, to U.S. Bank National Association (the “Trustee”), 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, 2022, relating to the property described in *Exhibit A*, by Monticello Academy, Inc., a nonprofit corporation duly organized and validly existing under the laws of the State of Utah, as trustor, recorded on November 30, 2022 as Instrument No.3509339 in the office of the records of Davis County, State of Utah (“*Deed of Trust*”), together with the obligations secured by the Deed of Trust and all other instruments, documents and certificates executed in connection therewith.

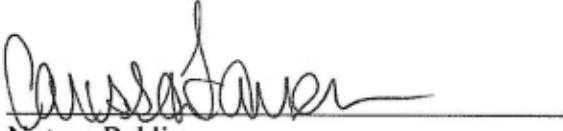
IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first above written.

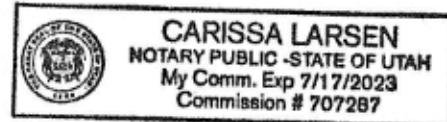
UTAH CHARTER SCHOOL FINANCE AUTHORITY,  
as Assignor

By Mark W. Dahl  
Chair

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

On this 21 day of November, 2022, before me, the undersigned Notary Public, personally appeared Marlo Oaks 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 on behalf of Utah Charter School Finance Authority.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**

**PROPERTY DESCRIPTION**

The land is situated in Davis County, State of Utah and is described as follows:

Lots 7, 8, 9, 10, and 11, AMENDED PLAT OF LOT 4 WEST POINT TOWNE CENTER COMMERCIAL SUBDIVISION according to the official plat thereof, on file and of record in the office of the Davis County Recorder, State of Utah.