

RECORDING REQUESTED BY:  
Mountain West REIT, LLC  
2298 W. Horizon Ridge Pkwy #213  
Henderson, NV 89052  
Loan # 820

APN: 00-0007-2483

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### ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF RIGHTS

This ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF RIGHTS dated July 1, 2019 ("Assignment"), is made and executed between MOUNTAIN WEST DEBT FUND, LP, a Delaware limited partnership (the "Assignor") and MOUNTAIN WEST REIT, LLC, a Delaware limited liability company ("Assignee").

Assignor has, for value received, assigned, transferred, and set over, and does hereby assign, transfer and set over, unto Assignee the following:

- (1) Construction Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated September 28, 2018 and recorded in the office of the Wasatch County Recorder on October 2, 2018 as Entry Number 456612 in Book 1235 at Page 513-552 (the "Deed of Trust").
- (2) Assignment of Rights under Covenants, Conditions and Restrictions, Sales Agreements, Permits, and Development Documents dated September 28, 2018 and recorded in the office of Wasatch County Recorder on October 2, 2018 as Entry Number 456613 in Book 1235 at Page 553-559 (the "Assignment of Rights").

The Deed of Trust and Assignment of Rights were given to secure the performance obligations evidenced by a Secured Promissory Note (the "Note") and the other loan documents (the "Loan Documents"). Assignor has, for value received, assigned, transferred, and set over, and does hereby assign, transfer and set over, unto Assignee the Note and Loan Documents as of the date herewith.

**REAL PROPERTY DESCRIPTION.** The Deed of Trust and Assignment of Rights encumber the real property which is described in Exhibit A.

**CONTINUING VALIDITY.** Except as expressly assigned above, the terms of the original Deed of Trust and Assignment of Rights shall remain unchanged and in full force and effect. Nothing in this Assignment shall constitute a satisfaction of the Note.



Exhibit A  
Real Property Description

Beginning at the West quarter corner of Section 19, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running thence North 89°57'29" East 328.67 feet; thence South 00°09'33" East 328.34 feet; thence South 89°50'07" East 328.91 feet; thence South 00°10'04" East 659.05 feet; thence North 89°53'47" East 988.06 feet; thence South 00°18'21" East 417.89 feet; thence South 65°02'58" West 351.80 feet; thence South 71°27'44" West 199.06 feet; thence South 80°20'58" West 296.83 feet; thence South 53°42'04" West 262.34 feet; thence South 17°06'35" West 47.38 feet to a point on a non-tangent 233.00 foot radius curve to the left; thence along the arc of said 233.00 foot radius curve 61.17 feet (chord bears North 87°59'04" West 61.00 feet) to the arc of an 18.00 foot radius curve to the right; thence along the arc of said 18.00 foot radius curve 24.81 feet (chord bears North 56°01'05" West 22.89 feet); thence North 16°31'50" West 75.34 feet to the arc of a 170 foot radius curve to the right; thence along the arc of said 170.00 foot radius curve 28.00 feet (chord bears North 11°48'45" West 27.97 feet); thence North 07°00'26" West 113.13 feet to the arc of a 584.92 foot radius curve to the left; thence along the arc of said 584.92 foot radius curve 22.28 feet (chord bears North 19°21'58" West 218.98 feet); thence South 67°29'15" West 68.87 feet; thence North 22°30'45" West 19.79 feet to the arc of a 615.00 foot radius curve to the right; thence along the arc of said 615.00 foot radius curve 168.63 feet (chord bears North 14°41'30" West 168.10 feet); thence South 86°51'15" West 315.47 feet to the Westerly section line of said Section 19; thence along the said Westerly section line North 00°07'04" West 1,295.63 feet to the point of beginning.

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