

RECORDING REQUESTED BY:

JCAP Financial Group

AND WHEN RECORDED MAIL TO:

JCAP Financial Group
3151 Airway Ave Suite Q3
Costa Mesa, CA 92626

APN: 06-036-0002

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF DEED OF TRUST

For value received, the undersigned hereby grants, assigns and transfers to

1st Cast Opportunity Fund LLC as to an undivided \$1,474,560.00/\$1,474,560.00

beneficial interest under that certain Deed of Trust dated August 18, 2022 executed

by Viking Real Estate Group, LLC, A Utah Limited Liability Company, Trustor,

to Doma Insurance Agency of Utah, LLC, Trustee,

and recorded on August 25, 2022 as Instrument No. 94418:2022 of

Official Records in the office of the County Recorder of Utah

County, Utah describing land therein as: See E x h i b i t 'A'

Property Address: 26 North Main Street, Springville, UT

APN# 06-036-0002

together with the note or notes as therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated: 01/12/2023


Commercial Borrowing Fund LLC
Robert Eakin, Manger

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Orange) ss.

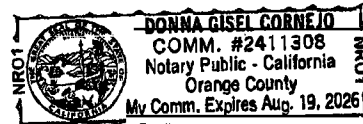
On 1/12/2023 before me, Donna Gisela Cornejo, Notary Public, personally appeared Robert Eakin

who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Donna Cornejo



FOR NOTARY STAMP

EXHIBIT "A"
Legal Description

Issuing Office File No.: 40902-22-15265 Revision No.: 2nd Amendment
Commitment No.: 40902-22-15265

Beginning 81.25 feet North of the Southwest corner of Block 36, Plat A, Springville City Survey, and running thence North 121.5 feet; thence East 74 feet; thence South 27.5 feet; thence East 132 feet; thence South 112 feet; thence West 17.5 feet; thence North 81°17'26" West 118.87 feet; thence West 71 feet to the point of Beginning.

For identification purposes only: Tax Parcel No.: 06-036-0002