

When recorded, please return to:

Optum Bank, Inc.
c/o Gary Murray
12921 Vista Station Blvd.
Draper, Utah 84020

Tax Parcel I.D. No(s): 12-112-0-0002

COLLATERAL ASSIGNMENT OF DEED OF TRUST

Reference is hereby made to that certain promissory note identified on Schedule 1 attached hereto and by this reference incorporated herein (as the same may be amended, restated or modified from time to time, "Lender's Note"), executed and delivered by ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION, a Utah nonprofit corporation, ("Assignor"), to OPTUM BANK, INC., whose address is at 12921 Vista Station Blvd., Draper, Utah 84020 ("Assignee").

Assignor hereby assigns to Assignee (and grants to Assignee a security interest in), as security for the performance by Assignor of all of its obligations under the Lender's Note, all of Assignor's right, title and interest in and to the deed of trust identified on Schedule 2 attached hereto and by this reference incorporated herein (as the same may be amended, restated or modified from time to time, the "Deed of Trust"), together with the corresponding notes and indebtedness described in and secured by such Deed of Trust, which loans and indebtedness are more particularly described in that certain loan agreement identified on the attached Schedule 3 (as the same may be amended, restated or modified from time to time, the "Loan Agreement") and that certain promissory note identified on the attached Schedule 4 (as the same may be amended, restated or modified from time to time, the "Developer Note").

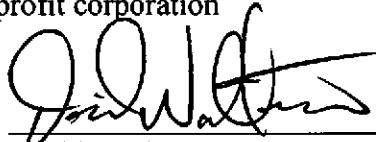
Assignor hereby certifies that it has not heretofore assigned any of its right, title or interest in, to or under the Deed of Trust, Loan Agreement or Developer Note.

The Deed of Trust encumbers the real property described more particularly on Exhibit A attached hereto.

This Collateral Assignment of Deed of Trust is dated and effective as of April 1, 2022.

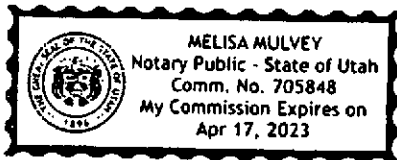
IN WITNESS WHEREOF, Assignor has executed this Assignment as of the date first above written.

ROCKY MOUNTAIN COMMUNITY
REINVESTMENT CORPORATION, a Utah
nonprofit corporation

By: 
David Watkins
Chief Financial Officer

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

The foregoing instrument was acknowledged before me this 1st day of April 2022, by David Watkins, Chief Financial Officer of ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION, a Utah nonprofit corporation.




NOTARY PUBLIC AND SEAL

SCHEDULE 1

Lender's Note: Promissory Note dated April 1, 2022 in the original principal amount of \$1,141,386.93, executed and delivered by ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION to OPTUM BANK, INC.

SCHEDULE 2

Deed of Trust: Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, dated as of November 23, 2015, made by Remington Tooele LLC, as borrower, in favor of ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION fka Utah Community Reinvestment Corporation, as beneficiary, to secure the Developer Note, recorded on November 23, 2015 in the official real estate records of the Tooele County Recorder, State of Utah as Instrument No. 421614.

SCHEDULE 3

Loan Agreement: Loan Agreement – Amortizing Term Loan dated as of November 16, 2015, between ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION fka Utah Community Reinvestment Corporation, as lender, and Remington Tooele LLC, as borrower.

SCHEDULE 4

Developer Note: Promissory Note (Term Loan), dated as of November 23, 2015, executed by Remington Tooele LLC in favor of ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION fka Utah Community Reinvestment Corporation, in the original principal amount of \$1,320,000.00.

EXHIBIT A

(Legal Description of Property)

PROPERTY located in the County of Tooele, State of Utah, more particularly described as follows:

Lot 2, REMINGTON SUBDIVISION, according to the official plat thereof as recorded in the office of the Tooele County Recorder, State of Utah.

TOGETHER WITH a non-exclusive easement for pedestrian and vehicular traffic, and use of shared Facilities and Common Areas, as disclosed in the Joint Use and Maintenance Agreement, dated March 31, 2000 and recorded July 27, 2000 as Entry No. 150521 in Book 631 at Page 842 of official records.

ALSO TOGETHER WITH a perpetual, nonexclusive easement for the purpose of constructing, maintaining and repairing a water line and water connection across the real property and as described in the Easement and Agreement, dated July 13, 2000 and recorded in the office of the Tooele County Recorder on July 21, 2000 as Entry No. 150356 in Book 631 at Page 368.

ALSO TOGETHER WITH a non-exclusive easement for pedestrian and vehicular traffic as disclosed in that certain Cross-Access and Easement Agreement, dated June 14, 2000 and recorded June 15, 2000 as Entry No. 148898 in Book 626 at Page 303 of official records.