

**WHEN RECORDED MAIL TO:**

NBH Bank  
1111 Main St., Suite 2700  
Kansas City, MO 64105  
Prepared By: Stacie Orr 816-298-2234  
APN: 66-926-0303; 66-926-0304; 66-926-0305; 66-926-0306 and 66-926-0307

**ASSIGNMENT OF DEED OF TRUST AND OTHER RECORDED DOCUMENTS**

This Assignment ("Assignment") is made as of, October 16, 2024 by **NBH BANK** (Charter No. 100870) 7800 E. Orchard Road, Suite 300 Greenwood Village, CO 80111 ("Assignor"), in favor of **NBH REALTY II, LLC** (Charter No. LC 001411600), 1580 N. Church Rd., Liberty, MO 64068 ("Assignee").

**RECITALS:**

- A. Assignor is the owner and holder of that certain loan ("Loan") evidenced by that certain Promissory Note ("Note"), dated December 30, 2022, in the original amount of \$1,277,350.00, executed by DFY Office LLC ("Borrower") in favor of Assignor, as modified from time to time.
- B. The Note, is secured in part by that certain Deed of Trust, dated December 30, 2022, recorded on December 30, 2022, in ENT No. 128725:2022, in the Official Records of Utah County, Utah, executed by Borrower in favor of Assignor (Deed of Trust).
- C. The Deed of Trust encumbers, among other things, certain real property ("Property"), located in Utah County, Utah and legally described as follows:

See the attached **Exhibit 'B'** for legal description of property.

**NOW THEREFORE**, in consideration of the foregoing recitals, the covenants and agreements hereinafter set forth and other good and valuable considerations, the receipt and sufficiency of which, is hereby acknowledged. Assignor hereby absolutely assigns, sells, transfers, sets over, and conveys to Assignee, the Note, the Deed of Trust and Other Recorded Documents. All indebtedness secured thereby, and all rights, titles, interests, in, to and under those recorded documents identified on **Exhibit 'A'** attached hereto and made a part hereof, relating to the real property described on **Exhibit 'B'** attached hereto and made a part hereof, together with the Note secured thereby and remedies arising thereunder or relating thereto.

**IN WITNESS WHEREOF**, Assignor has executed this Assignment by and through the undersigned officer, pursuant to due authorization, on the day and year first above written.

**NBH BANK**

By: Christina Becerra  
Christina Becerra, Vice President



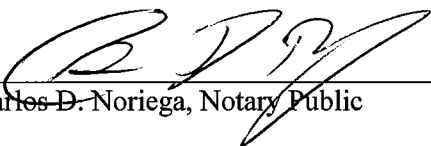
**ACKNOWLEDGMENT**

State of Missouri       )  
                                  ) ss.  
County of Jackson       )

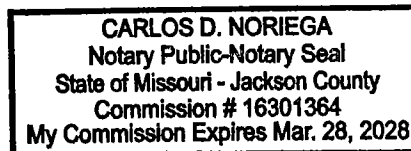
On this 16th day of October, 2024, before me personally appeared Christina Becerra to me personally known, who, being by me duly sworn, did say that she is the Vice President of **NBH BANK** and that this instrument was signed on behalf of the Bank for the purposes described therein and she acknowledged this instrument to be the free act and deed of the Bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year next written above.

SEAL

  
\_\_\_\_\_  
Carlos D. Noriega, Notary Public

My term expires: March 28, 2028





**EXHIBIT 'A'**

**RECORDED DOCUMENTS**

1. Promissory Note dated December 30, 2022, I/A/O \$1,277,350.00, executed by DFY Office LLC, borrower.
2. Deed of Trust dated December 30, 2022, recorded on December 30, 2022 at ENT No. 128725:2022, executed by DFY Office LLC, a Utah limited liability company, as Grantor.
3. Assignment of Rents dated December 30, 2022, recorded on December 30, 2022 at ENT No. 128726:2022, executed by DFY Office LLC, a Utah limited liability company, as Grantor.
4. Commercial Guaranty dated December 30, 2022, RE Broker, Inc, as Guarantor.
5. Commercial Guaranty dated December 30, 2022, Stephen R Earl, as Guarantor.
6. Commercial Guaranty dated December 30, 2022, Strategic Lending, LLC, as Guarantor.
7. Commercial Guaranty dated December 30, 2022, The Companies (TC), L.L.C., as Guarantor.
8. Commercial Guaranty dated December 30, 2022, The Financial Firm, LLC, as Guarantor.
9. Commercial Guaranty dated December 30, 2022, Real Estate Firm LLC, as Guarantor.



**EXHIBIT 'B'**

**LEGAL DESCRIPTION**

**Units 303, 304, 305, 306, 307, contained within The Summit at Canyon Park Condominiums (Amending Lot S of Phase 1 of Timpanogos Research Technology Park), AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 126150:2022 AND MAP FILING NO. 18591 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED)**

**Together with: (a) The undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map  
(as said Declaration and Map may hereafter be amended or supplemented).**