

132133-LKF
B-1196-0025-0000

00800885 B: 1632 P: 324

B: 1632 P: 324 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 3

12/30/2022 04:21:32 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Marijane Gunter
B. E-MAIL CONTACT AT FILER (optional) Marijane.Gunter@usda.gov
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Utah Rural Development State Office 125 South State Street, RM 4311 Salt Lake City, UT 84138

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of Item 1 blank, check here and provide the Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME Wedgewood Associates of Cedar City, LLC				
OR	1b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS 22701 E Briarwood Pl		CITY Aurora	STATE CO	POSTAL CODE 80016
			COUNTRY USA	

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of Item 2 blank, check here and provide the Individual Debtor information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
				COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME United States of America, acting through USDA Rural Housing Service, and its successors and assignees				
OR	3b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS 1400 Independence Avenue SW, Room 5104		CITY Washington	STATE DC	POSTAL CODE 20250-1530
				COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

Wedgewood Associates of Cedar City, LLC, (Borrower) in consideration of a loan from USDA/RD hereby pledges, assigns and grants a security interest to the USDA/RD as collateral for security for the loan and any future advances all the Borrower's revenue and income, all rents, contract rights and accounts receivable derived from operations of Wedgewood Apartments including all Rental Housing Assistance Payments made to the Borrower, accounts, certificate of title, deposit accounts, fixtures, insurance receivables, investment property, supporting obligations, payment intangibles, general intangibles, and equipment now owned or hereafter acquired including all products of, additions to and replacements thereof and all accessories, accessions, parts and equipment now or hereafter affixed thereto or used in connection therewith and the proceeds of all property located at 1888 N Wedgewood Lane, Cedar City, UT commonly known as Wedgewood Apartments.

Disposition of such collateral is hereby NOT authorized.

5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, Item 17 and Instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box: Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box: Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

Wedgewood Apartments

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; If line 1b was left blank because individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME

WedgeWood Associates of Cedar City, LLC

OR
9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR
10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR
11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

All collateral as described in the attached, executed Security Agreement.

All contract rights under the Rental Assistance Agreement by and between the Debtor and the United States of America, United States Department of Agriculture.

Disposition of such collateral is hereby NOT authorized.

13. This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

covers timber to be cut covers as-extracted collateral is filed as a fixture filing

16. Name and address of a RECORD OWNER of real estate described in Item 16 (if Debtor does not have a record interest):

16. Description of real estate:

See legal description, Exhibit A, attached.

17. MISCELLANEOUS:

EXHIBIT A
LEGAL DESCRIPTION

Beginning South $00^{\circ}18'27''$ East 615.79 feet, along the section line and West 1143.69 feet from the East quarter corner of Section 35, Township 35 South, Range 11 West, Salt Lake Base and Meridian; thence South $24^{\circ}17'21''$ East, 127.77 feet; thence along the Northerly line of Fiddlers Canyon Road as follows: thence along the arc of a non-tangent curve to the left (radius point for which bears South $24^{\circ}17'21''$ East, 1100.31 feet), a distance of 123.82 feet; thence South $59^{\circ}15'46''$ West, 48.00 feet; thence along the arc of a curve to the right, having a radius of 313.70 feet, a distance of 268.28 feet; thence North $71^{\circ}44'14''$ West, 49.65 feet; thence along the arc of a curve to the right, having a radius of 15.00 feet, a distance of 25.96 feet; thence North $27^{\circ}25'00''$ East, 231.82 feet along the Easterly line of Wedgewood Lane; thence South $62^{\circ}35'00''$ East, 200.43 feet; thence North $59^{\circ}15'46''$ East, 149.16 feet to the point of beginning.