

WHEN RECORDED, RETURN TO:  
Ryan Warburton, Esq.  
Gilmore & Bell, P.C.  
15 West South Temple, Suite 1450  
Salt Lake City, UT 84101

17-02798

ASSIGNMENT OF DEED OF TRUST,  
ASSIGNMENT OF RENTS AND LEASES,  
SECURITY AGREEMENT AND FIXTURE FILING

THIS ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING (this "Assignment"), is dated as of September 12, 2017, by Utah Charter School Finance Authority having an address at C180 State Capitol Complex, Salt Lake City, Utah 84114-2315 ("Assignor") to U.S. Bank National Association, having an address at 170 South Main Street, Suite 200, Salt Lake City, Utah 84101 ("Assignee").

KNOW ALL MEN BY THESE PRESENTS, that for value received, Assignor hereby grants, assigns and transfers to Assignee, without recourse or warranty of any kind, express or implied, all of Assignor's interest under that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing, dated as of September 1, 2017, by The Freedom Academy Foundation, dba Freedom Academy and dba Freedom Preparatory Academy, a nonprofit corporation duly organized and validly existing under the laws of the State of Utah, as trustor, recorded on sep 12, 2017 as Instrument No. 89406-2017 in the office of the records of Utah County, State of Utah ("Deed of Trust") together with the obligations secured by the Deed of Trust and all other instruments, documents and certificates executed in connection therewith.

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

“ASSIGNOR”

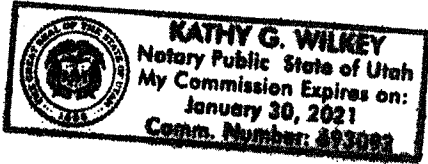
UTAH CHARTER SCHOOL FINANCE AUTHORITY, as Issuer

By: *David Damschen*  
David Damschen, Chair

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

On this 5 day of September, 2017, before me, the undersigned Notary Public, personally appeared David Damschen who acknowledged himself to be the Chair of the Utah Charter School Finance Authority, and that the foregoing instrument was signed in behalf of said Utah Charter School Finance Authority by authority of a resolution adopted by its governing body, and acknowledged to me that said Chair executed the same in behalf of said Utah Charter School Finance Authority.

*Kathy G. Wilkey*  
NOTARY PUBLIC



693092  
Comm. Number

EXHIBIT A

DESCRIPTION OF PROPERTY

The Freedom Academy Foundation

Real property located in Utah County, Utah being further described as follows:

**(Vineyard Campus)**

All of Lots 1A & 1B, THE SPRINGS AT WATERS EDGE, PLAT "A", according to the Official Plat thereof, recorded in the Office of the County Recorder of UTAH County, State of Utah on 09/02/2016 as Entry No. 86843:2016.

The following is shown for informational purposes only: Tax Parcel No. 66-538-0027 & 66-538-0028

**(Secondary Campus)**

Parcel 1:

All of Lot 1, FREEDOM SUBDIVISION AMENDED, according to the Official Plat thereof, recorded May 11, 2017 as Entry No. 45681-2017 in the Office of the County Recorder of UTAH County, State of Utah.

Parcel 2:

Beginning at a point on the Easterly Right of Way of Independence Avenue, said point being South 89°22'23" West 1087.82 feet and South 882.90 feet from the North Quarter Corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian, and running thence North 53°36'56" East 117.77 feet; thence South 71°43'35" East 433.08 feet; thence South 59°32'08" West 397.69 feet to a point on the Easterly Right of Way of Independence Avenue; thence North 31°23'29" West 313.44 feet along said Right of Way to the point of beginning.

Parcel 3 (Gap Parcel):

A parcel of land located in the Northwest Quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southerly Boundary of Freedom Subdivision Amended, said point being South 89°22'23" West along the Section line 992.943 feet and South 814.097 feet from the North Quarter Corner of Said Section 2, and running thence along said Southerly boundary the following (2) courses: (1) North 53°36'56" East 13.973 feet; (2) thence South 71°54'00" East 436.075 feet; thence leaving said subdivision boundary, South 59°32'02" West 16.893 feet; thence North 71°43'45" West 433.015 feet to the point of beginning.

Described by survey as follows:

Commencing at a point located South 89°22'23" West 1095.52 feet and South 347.12 feet from the North quarter corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence along 820 North as follows: North 87°59'00" East 176.50 feet, North 01°07'00" East 0.59 feet, North 87°59'00" East 91.58 feet, South 89°46'10" East 102.07 feet; thence South 00°00'00" East along Freedom Subdivision Amended, 550.90 feet; thence South 71°54'00" East 166.56 feet; thence South 59°32'01" West 414.60 feet; thence North 31°23'29" West 313.40 feet; thence South 53°36'56" West 19.22 feet to the easterly boundary of Independence Avenue; thence along Independence Avenue as follows: North 31°30'46" West 508.75 feet, along the arc of a 217.00 foot radius curve to the right 74.98 feet (chord bears North 21°36'30" West 74.61 feet), North 11°42'57" West 18.77 feet; thence North 33°17'27" East 17.90 feet; thence North 87°53'22" East along 820 North Street 295.33 feet to the point of beginning.

The following is shown for informational purposes only: Tax Parcel No. 39-264-0001, 21-013-0121 & Part of 21-013-0122

**(Elementary Campus)**

Commencing North 25 feet and West 839.17 feet from the Southeast corner of Section 35, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence West 608.81 feet; thence South 25 feet; thence West 217.33 feet; thence North 308.58 feet; thence North 57°17'56" East 106.26 feet; thence North 69°35'09" East 9.15 feet; thence East 99.72 feet; thence North 65°56'00" East 145.11 feet; thence North 23.91 feet; thence North 65°04'09" East 65.64 feet; thence North 85°40'44" East 106.93 feet; thence along the arc of a 309 foot radius curve to the Left, a distance of 69.98 feet (chord bears North 62°36'12" East 69.83 feet); thence along the arc of a 225 foot radius curve to the left, a distance of 7.86 feet (chord bears North 55°46'26" East 7.86 feet); thence along the arc of a 225 foot radius curve to the left, a distance of 96.31 feet (chord bears North 42°30'39" East 95.57 feet); thence South 67°45'00" East 37.98 feet; thence South 09°36'00" West 61.17 feet; thence South 86°00'00" East 172.17 feet; thence South 483.29 feet to the point of beginning. Less and excepting any portion lying within the bounds of 900 North Street.

Commencing West along the Section line 1448.99 feet from the Northeast corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence West 215.31 feet; thence South 34.79 feet; thence East 50.17 feet; thence South 45°42' East 86.42 feet; thence South 60°32'10" East 66.36 feet to a point West along the Section line 1494.50 feet and South 127.79 feet, from the Northeast corner of said Section 2; thence on the arc of a 71.35 foot radius curve to the right 22.38 feet, the chord bears North 25°31'50" East for 22.28 feet; thence North 34°31' East 46.76 feet; thence on the arc of a 47.60 foot radius curve to the left 27.24 feet, the chord bears North 18°09'30" East for 26.87 feet; thence North 1°21'39" East 43.63 feet to beginning.

Commencing West, along the Section line, 1448.99 feet and West 215.31 feet from the Northeast Corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and

Meridian; thence West 84.02 feet; thence South 28°20'00" East 39.53 feet; thence East 65.26 feet; thence North 34.79 feet to the point of beginning.

Described by survey as follows:

Commencing at a point on the North line of 900 North Street, Provo, Utah, said point being located South 89°15'39" West along the Section line 836.90 feet and North 25.00 feet from the Southeast corner of Section 35, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°15'39" West along said 900 North Street 611.40 feet; thence along 1250 West Street the following 6 courses: South 00°44'21" East 25.00 feet, South 89°15'39" West 1.01 feet, South 00°37'18" West 43.64 feet, along the arc of a 47.60 foot radius curve to the right 27.24 feet (chord bears South 17°25'09" West 26.87 feet), South 33°46'39" West 46.76, along the arc of a 71.35 foot radius curve to the left 22.37 feet (chord bears South 24°47'29" West 22.28 feet); thence North 61°16'31" West 66.36 feet; thence North 46°26'21" West 86.42 feet; thence South 89°15'39" West 115.43 feet; thence North 29°04'21" West 39.53 feet; thence North 89°15'39" East 83.01 feet; thence North 00°44'21" West 308.58 feet; thence North 56°33'35" East 106.26 feet; thence North 68°50'48" East 9.96 feet; thence North 88°28'41" East 98.76 feet; thence North 00°44'21" West 19.77 feet; thence North 64°19'48" East 211.98 feet; thence North 84°56'23" East 106.93 feet; thence along the arc of a 309.00 foot radius curve to the left 69.98 feet (chord bears North 61°51'51" East 69.83 feet); thence along the arc of a 225.00 foot radius curve to the left 104.17 feet (chord bears North 42°46'21" East 103.24 feet); thence South 68°29'21" East 37.98 feet; thence South 08°51'39" West 44.47 feet; thence South 86°44'21" East 175.61 feet; thence South 00°19'25" East along Parkside at River Grove Subdivision 499.53 feet to the point of beginning.

The following is shown for informational purposes only: Tax Parcel No. 19-059-0095, 21-015-0030 & 21-015-0029