

DOUGLAS COUNTY, NV

2023-998251

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\$40.00

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07/05/2023 12:35 PM

MERIDIAN TITLE COMPANY

SHAWNYNE GARREN, RECORDER

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): 1220-03-202-004

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.

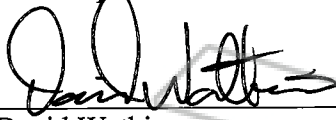
The Deed of Trust encumbers the real property described more particularly on Exhibit A attached hereto.

This Collateral Assignment of Deed of Trust is dated and effective as of September 1, 2021.

ACCOMMODATION RECORDING ONLY.
Meridian Title Company makes no representation as to condition of title, priority of lien, nor does it assume any responsibility for validity, sufficiency or effect of document.

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

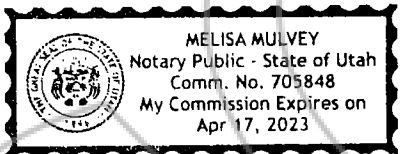
ROCKY MOUNTAIN COMMUNITY
REINVESTMENT CORPORATION, a Utah
nonprofit corporation

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 September, 2021,
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 September 1, 2021 in the original principal amount of \$611,479.71, executed and delivered by ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION to OPTUM BANK, INC.

SCHEDULE 2

Deed of Trust: Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of July 29, 2020, made by PARKWAY VISTA LIMITED PARTNERSHIP, a Nevada limited partnership, as borrower, in favor of ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION, as beneficiary, to secure the Developer Note, recorded on July 29, 2020, in the official real estate records of the Douglas County Recorder, State of Nevada, as Instrument No. 2020-949950.

SCHEDULE 3

Loan Agreement: Multifamily Loan and Security Agreement dated as of July 29, 2020, between ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION, as lender, and PARKWAY VISTA LIMITED PARTNERSHIP, a Nevada limited partnership, as borrower, as amended by that certain Modification to Multifamily Loan and Security Agreement dated as of July 29, 2020.

SCHEDULE 4

Developer Note: Multifamily Note, dated as of July 29, 2020, executed by PARKWAY VISTA LIMITED PARTNERSHIP, a Nevada limited partnership in favor of ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION, in the original principal amount of \$620,000.00.

EXHIBIT A

(Legal Description of Property)

The property referred to herein is situated in Douglas County, Nevada and described as follows:

PARCEL 1:

Parcel 3A, as shown on that certain Parcel Map LDA 12-018 for NEW BEGINNINGS HOUSING OF NEVADA, LLC, filed in the office of the Douglas County Recorder, State of Nevada, on January 4, 2013, in Book 0113, at Page 999, as Documents No. 815737, Official Records.

PARCEL 2:

A non-exclusive easement for ingress and egress and public utilities as created by the certain Access and Utility Easement Agreement recorded on April 26, 2013 in Book 413 at Page 8083, as Document No. 822576, over the following described property:

That certain portion of land depicted as the 30' access easement over the northeasterly portion of Parcel 3B, as shown on that certain Parcel Map LDA 12-018 for NEW BEGINNINGS HOUSING OF NEVADA, LLC, filed in the office of the Douglas County Recorder, State of Nevada, on January 4, 2013, in Book 0113, at Page 999, as Document No. 815737, Official Records.