

Ent 491823 Bk 1332 Pg 1292 - 1296
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2021 Jan 06 02:48PM Fee: \$50.00 TC
For: Ignite Funding, LLC
ELECTRONICALLY RECORDED

When recorded mail to:
Ignite Funding
2140 E Pebble Rd #160
Las Vegas, NV 89123

Loan No.: 4796

APN : 00-0021-2788, 00-0021-2599, 00-006-4720, 00-0014-1502, 00-0006-6279, 00-0015-3440 and 00-0006-6212

Assignment of Deed of Trust

For Value Received, the undersigned, Preferred Trust Company FBO James DeYoung, IRA, hereby grants, assigns and transfers to:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

all beneficial interest under that certain Deed of Trust dated September 25, 2020 executed by Midway Heritage Development, LLC, Trustor to Cottonwood Title ,Trustee, and recorded in Book No.1314 as Instrument No.485418 Page No. 1412 - 1434 on September 25, 2020, of Official Records in the County Recorder's office of Wasatch County, Utah, describing land therein as:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PARTHEREOF AS EXHIBIT "B"

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust

Misty Bethany

Misty Bethany, Ignite Funding Attorney-in-Fact for Preferred Trust Company, LLC – Client Account

1/6/2021

Date

STATE OF NEVADA}
COUNTY OF CLARK} s.s.

On 1.6.2021 before me, the undersigned, a Notary Public in and for said state Personally appeared Misty Bethany personally known to me (or proved to me on the basis or satisfactory evidence) to be the person whose name is subscribed to the within instrument for Ignite Funding as Attorney in Fact of SEE ABOVE and acknowledged to me that she subscribed her own name as such.

WITNESS My hand and seal.

Signature

A. Carlin

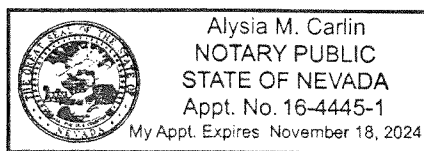


EXHIBIT A

Loan #: 4796

Preferred Trust Company Custodian FBO Patricia E DeYoung, IRA AS TO
AN UNDIVIDED 0.08% INTEREST.

*Exhibit B***PROPERTY DESCRIPTION****PARCEL 1:**

A parcel of land located in the Northeast quarter of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

Beginning at the Southwest corner of that property described in Book 574 at Page 400 of the Wasatch County Recorder said point being North 89°47'29" West 1576.70 feet (West by record) along the section line and existing fence from the East quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian and running thence along said section line and existing fence North 89°47'29" West 1035.10 feet to a fence corner; thence along an existing fence North 00°33'08" East 127.04 feet (North 132.5 feet by deed) to the Southeasterly line of Memorial Hill as described in Book 21 at Page 142 of said records; thence along said Southeasterly line North 73°52'00" East 460.00 feet; thence North 58°11'00" East 237.00 feet; thence North 43°06'00" East 351.00 feet; thence North 24°41'00" East 63.52 feet to the Northwest corner of that property described in Book 574 at Page 400 of said records and a fence corner; thence along the West line of said property and said fence South 10°05'55" East 708.55 feet to the point of beginning.

PARCEL 1A:

A perpetual easement and right of way on, over and across the land described as follows:

Beginning at a point located 2681.92 feet due North and 900.07 feet due East from the South quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian and running thence South 89°45'28" East 136.12 feet; thence North 60.00 feet; thence North 89°45'28" West 146.81 feet; thence South 10°05'55" East 60.99 feet to the point of beginning.

PARCEL 1B:

A right of way easement described as follows:

Beginning at a point on the Northerly line of an existing public highway, said point being East 15.25 chains, South 896.3 feet, and East 165 feet, more or less, from the Northwest corner of the Southeast quarter of Section 35, in Township 3 South, Range 4 East of the Salt Lake Meridian and running thence North 896.3 feet, more or less, to the North line of the Southeast quarter; thence East 40 feet; thence South 896.3 feet, more or less, to the North line of said public highway; thence West 40 feet to the place of beginning.

PARCEL 2:

Beginning at a point 40 feet West from the Southeast corner of the Northwest quarter of Section 35, Township 3 South, Range 4 East of the Salt Lake Meridian and running thence West 317.72 feet; thence North 20 feet; thence East 327.72 feet; thence South 36° West 12 feet; thence South 13 feet to the place of beginning.

ALSO:

Beginning at a point 40 feet West from the Southeast corner of the Northwest quarter of Section 35, Township 3 South, Range 4 East of the Salt Lake Meridian and running thence East 40 feet; thence North 40 feet; thence West 20 feet; thence South 36° West 34 feet, more or less, to a point due North from the place of beginning; thence South 13 feet to the place of beginning.

PARCEL 3:

A parcel of land located in Wasatch County, Utah, described as follows:

Commencing at a point West 10.77 feet and North 2385.21 feet and North 89°20'21" East 131.56 feet from the 1995 monument for the South quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian and running thence North 258.01 feet; thence North 89°48'48" East 355.01 feet; thence South 02°01'27" East 161.34 feet; thence South 02°17'37" East 93.96 feet; thence South 89°20'21" West 364.49 feet to the point of beginning.

PARCEL 4:

Beginning East 33 feet from the center of Section 35, Township 3 South, Range 4 East, Salt Lake Meridian; thence South 01° East 675.50 feet; thence South 88°10' East 135 feet; thence South 01° East 248.5 feet; thence South 88°10' East 369.90 feet; thence North 01° West 937.20 feet; thence West 504.90 feet to the beginning.

LESS AND EXCEPTING that portion of ground conveyed by that certain Boundary Line Agreement recorded December 5, 1996 as Entry No. 191101 in Book 337 at Page 633 of official records, more particularly described as follows:

Beginning at a point which is 33 feet East and North 89°48'03" East 34.50 feet; and South 89°30'02" East 263.84 feet; and South 89°03'31" East 175.88 feet from the assumed Northwest corner of the Southeast quarter of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian and running thence South 01°12'27" East 160.87 feet; thence South 01°28'37" East 160.62 feet; thence South 01°15'59" East 180.98 feet; thence South 01°08'17" East 182.26 feet; thence South 01°57'47" East 195.29 feet.

LESS AND EXCEPTING that portion conveyed by that certain Warranty Deed recorded January 18, 2005 as Entry No. 278987 in Book 732 at Page 190 of official records, more particularly described as follows:

Beginning at a found rebar and cap survey marker stamped RLS #3371 located at the Southeast corner of that certain parcel of property warranted to Ernest B. Hewlett and Colleen L. Hewlett on 31 August, 1995 and referenced as Entry No. 181778 in Book 306 at Page 94 of official records, said rebar and cap survey marker lying North 2385.21 feet and West 10.77 feet from the 1995 Wasatch County survey monument for the South one-quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian (from said South one-quarter corner the 1995 Wasatch County survey monument for the Southeast corner of said section bears North 89°54'33" East 2658.21 feet) and running thence South 86°34'19" West 334.51 feet along the Southerly boundary of said parcel; thence North 00°34'50" East 274.31 feet along the Westerly boundary of said parcel; thence North 89°24'45" East 325.45 feet along the Northerly boundary of said parcel; thence North 01°15'58" West 1.44 feet to a point on an existing fence line; thence North 89°48'48" East 472.29 feet along an existing fence line; thence South 02°01'27" East 161.34 feet along an existing fence line; thence South 02°17'37" East 93.96 feet along an existing fence line; thence South 89°20'21" West 476.05 feet to the point of beginning.

PARCEL 5:

Beginning at a point East 507.19 feet, more or less, and South 5.07 feet, more or less, from the Northwest corner of the Southeast quarter of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, said point is also located on an existing fence line and running thence South 89°50'25" East 35.69 feet along a fence line; thence South 89°19'11" East 181.96 feet along a fence line; thence South 88°42'56" East 102.62 feet along a fence line; thence South 88°04'39" East 171.70 feet along a fence line; thence South 00°49'26" West 365.06 feet along a fence line; thence South 01°20'23" West 239.93 feet; thence South 00°52'29" West 289.40 feet along a fence line; thence North 88°10'00" West 264.54 feet along the Northerly right-of-way fence line of Highway 113 to an existing iron rod (LS 145796); thence North 01°26'28" West 180.54 feet to an existing iron rod (LS 145796); thence North 87°23'16" West 190.68 feet to an existing iron rod (LS 145796); thence North 87°23'16" West 1.21 feet to a point on an existing fence line which is the fence line described in that certain Boundary Agreement dated August 5, 1996 between the Ballstaedts and the Dodge Family Trust and recorded as Entry No. 191101 in Book 33 at Pages 633 - 637 in the Wasatch County Recorder's office and running thence along the existing fence line and Boundary Line Agreement the following courses: 1) North 01°57'47" West 22.33 feet; thence 2) North 01°08'17" West 182.26 feet; thence 3) North 01°15'59" West 180.98 feet; thence 4) North 01°28'37" West 160.62 feet; thence 5) North 01°12'27" West 160.87 feet to the point of beginning.

Also including any and all land as shown and included within the fence line boundary as shown and depicted in the survey prepared by Kay L. Ryan (LS 147485) and recorded as Survey No. 652, dated 7/31/97, in the official records of the Wasatch County Surveyor's office,

Also being described as follows:

Beginning at a point 7.85 chains East of the Northwest corner of the Southeast quarter of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian and running thence South 01° East 10.73 chains; thence South 88°10' East 190 feet; thence South 01° East 229.26 feet; thence South 88°10' East 4.03 chains; thence North 14.20 chains; thence West 7.4 chains to the point of beginning.

Also including any and all land up to an existing fence line which is the fence line described in that certain Boundary Agreement dated August 5, 1996 between the Ballstaedts and the Dodge Family Trust and recorded as Entry No. 191101 in Book 337 at Pages 633 - 637 in the Wasatch County Recorder's office.

LESS any of the above property that may lie Easterly of the existing fence line bordering the Daniel Ballstaedt property on the East.

PARCEL 6:

Beginning 15.25 chains East and 368.3 feet South of the Northwest corner of the Southeast quarter of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian and running thence South 228 feet; thence South 88°10' East 165 feet; thence North 228 feet; thence North 88°10' West 165 feet to the point of beginning.

PARCEL 6A:

A right of way access across the East 30 feet of the following described property:

Beginning East 1006.50 feet and South 596.30 feet from the center of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence South 88°10' East 165 feet; thence South 300 feet; thence West 165 feet; thence North 300 feet to the point of beginning.

PARCEL 7:

Right-of-way easement described in that certain Grant of Right-of-Way Easement granted by Horizon Provider, LC to Luster Development, Inc. on August 30, 2017 and recorded with the Wasatch County Recorder on August 31, 2017 as Entry No. 442187 in Book 1200 at Pages 39-41 of official records, being more particularly described as follows:

Beginning at a Northwest property corner of the Grantor's property, being on the Eastern right-of-way line for River Road, and being North 2403.83 feet and West 461.12 feet and North 00°34'50" East 274.31 feet from the 1976 monument for the South quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian (said 1976 monument location being South 38.61 feet and East 116.44 feet of the current 1995 section corner monument); thence North 89°24'45" East 325.45 feet along the Grantor's North boundary line; thence North 89°48'48" East 137.26 feet along the Grantor's North boundary line; thence South 55.00 feet; thence South 89°48'48" West 137.08 feet; thence South 89°24'45" West 326.18 feet to the Grantor's West boundary line; thence North 00°34'50" East 55.01 feet along said West boundary line to the point of beginning.

PARCEL 8:

Beginning East 1006.50 feet and South 596.30 feet from the center of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence South 88°10' East 165 feet; thence South 300 feet; thence West 165 feet; thence North 300 feet to the point of beginning.

Tax Id No.: 00-0021-2788, 00-0021-2599, 00-0006-4720, 00-0014-1502, 00-0006-6279, 00-0015-3440 and 00-0006-6212