

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

Loan No.: 5339
APN : 25-029-0059, 25-029-0061, 25-029-0062, 25-029-0058

Assignment of Deed of Trust

For Value Received, the undersigned, Preferred Trust Company – Client Account, 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 January 25, 2022 executed by FIG Torrey Ranch, LLC, Trustor to United West Title Insurance Agency, Inc. ,Trustee, and recorded in Book No.. as Instrument No.10765 :2022 on January 25, 2022, of Official Records in the County Recorder's office of Utah 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




Patrick Vassar, Ignite Funding Attorney-in-Fact for Preferred Trust Company, LLC – Client Account

3-15-22
Date

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

On March 15 2022 before me, the undersigned, a Notary Public in and for said state Personally appeared Patrick Vassar 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 he subscribed his own name as such.

WITNESS My hand and seal.

Signature 

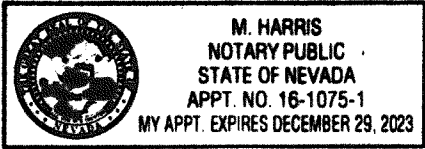


EXHIBIT A

Loan #: 5339

Mohana Sundar Balan, a married man as a sole and separate property AS TO AN UNDIVIDED 0.25% INTEREST.

Preferred Trust Company Custodian FBO Daniel Paul Urwiler, IRA AS TO AN UNDIVIDED 0.56% INTEREST.

Mitchell B Amerbach and Theresa A Amerbach, together as joint tenants AS TO AN UNDIVIDED 2.50% INTEREST.

Preferred Trust Company Custodian FBO Brian M Fulbright-Hamilton, Roth IRA AS TO AN UNDIVIDED 0.80% INTEREST.

Charles Allen Jackson and Anna Lucia Jackson, together as joint tenants AS TO AN UNDIVIDED 0.50% INTEREST.

Amy Lynn Phillips Revocable Living Trust AS TO AN UNDIVIDED 2.50% INTEREST.

Mitchell Steven Ellner, a single man as his sole and separate property AS TO AN UNDIVIDED 0.50% INTEREST.

Preferred Trust Company Custodian FBO John Andrew Rees, IRA AS TO AN UNDIVIDED 0.44% INTEREST.

Equity Trust Company Custodian FBO Michelle Edwards Jackson, IRA #200382001 AS TO AN UNDIVIDED 0.62% INTEREST.

Diana P Dougherty, a married woman as her sole and separate property AS TO AN UNDIVIDED 0.25% INTEREST.

Joshua Mark Mosgrove, a single man as his sole and separate property AS TO AN UNDIVIDED 2.50% INTEREST.

Margaret Mary Beggs, a married woman as her sole and separate property AS TO AN UNDIVIDED 0.25% INTEREST.

Sreenath Srikrishnan, a married man as his sole and separate property AS TO AN UNDIVIDED 0.50% INTEREST.

Hasmukh Gokaldas Tanna, a single man as his sole and separate property AS TO AN UNDIVIDED 0.55% INTEREST.

Vizia Ramaiah Surampalli, a married man as his sole and separate property AS TO AN UNDIVIDED 0.62% INTEREST.

Dan Christopher Rowley, a married man as his sole and separate property AS TO AN UNDIVIDED 1.25% INTEREST.

George Waldemer Hyslop, a married man as his sole and separate property AS TO AN UNDIVIDED 0.25% INTEREST.

Paul M. Beggs and Margaret M. Beggs Trustees of the Hart Property Group, LLC Profit Sharing Plan AS TO AN UNDIVIDED 2.50% INTEREST.

Todd Lloyd Thurston, a single man as his sole and separate property AS TO AN UNDIVIDED 0.62% INTEREST.

James Richard Seiler, Jr. and Laura Anne Seiler, as trustees of the James Richard Seiler, Jr. and Laura Anne Seiler Revocable Trust AS TO AN UNDIVIDED 0.62% INTEREST.

Wade Arlen Gease, a single man as his sole and separate property AS TO AN UNDIVIDED 1.25% INTEREST.

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Artemis Gregory Eliades and Anastasia Giouzelis, together as joint tenants AS TO AN UNDIVIDED 0.75% INTEREST.

Rachel Elizabeth Elliott, a single woman as her sole and separate property AS TO AN UNDIVIDED 0.35% INTEREST.

Wendi Xiaowen Zhang, a single woman as her sole and separate property AS TO AN UNDIVIDED 0.37% INTEREST.

Jeannette McDonald Revocable Trust AS TO AN UNDIVIDED 0.75% INTEREST.

EXHIBIT B**Parcel 1:****Phase II Phase 3A Boundary Description**

Beginning at a point which lies North 01°38'09" West 11.37 feet along the section line and East 1328.48 feet from the Southwest corner of Section 26, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 00°00'06" West 322.82 feet; thence North 00°18'43" East 58.54 feet; thence South 89°41'17" East 1.11 feet; thence Northeasterly 18.81 feet along the arc of a 12.00 foot radius curve to the right through a central angle of 89°47'16", the chord bears North 45°06'22" East 16.94 feet; thence East 305.08 feet; thence Southeasterly 18.85 feet along the arc of a 12.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears South 45°00'00" East 16.97 feet; thence South 76.66 feet; thence Southeasterly 117.81 feet along the arc of a 75.00 foot radius curve to the left through a central angle of 90°00'00", the chord bears South 45°00'00" East 106.07 feet; thence East 199.59 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°00'00" the chord bears South 45°00'00" East 21.21 feet; thence South 169.91 feet; thence Southwesterly 62.50 feet along the arc of a 40.00 foot radius curve to the right through a central angle of 89°31'53", the chord bears South 44°45'57" West 56.34 feet; thence South 89°31'53" West 580.43 feet to the point of beginning.

Phase II Parcel 3B Boundary Description

Beginning at a point which lies North 01°38'09" West 17.26 feet along the section line and East 2049.06 feet from the Southwest corner of Section 26, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence Northwesterly 63.16 feet along the arc of a 40.00 foot radius curve to the right through a central angle of 90°28'07", the chord bears North 45°14'03" West 56.80 feet; thence North 114.87 feet; thence East 418.49 feet; thence South 151.78 feet; thence South 89°31'53" West 378.17 feet to the point of beginning.

Phase II Parcel 6 Boundary Description

Beginning at a point which lies North 01°38'09" West 316.15 feet along the Section line and East 1714.70 feet from the Southwest corner of Section 26, Township 8 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 205.92 feet; thence Northeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears North 45°00'00" East 35.36 feet; thence East 314.46 feet; thence Southeasterly 43.98 feet along the arc of a 28.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears South 45°00'00" East 39.60 feet; thence South 202.92 feet; thence Southwesterly 43.98 feet along the arc of a 28.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears South 45°00'00" West 39.60 feet; thence West 311.46 feet; thence Northwesterly 43.98 feet along the arc of a 28.00 foot radius curve to the right through a central angle of 90°00'00", the chord bears North 45°00'00" West 39.60 feet to the point of beginning.

Parcel 2:

BEGINNING AT A POINT WHICH LIES N01°38'09"W 392.89 FEET ALONG THE SECTION LINE AND EAST 1339.68 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°18'43"E 84.00 FEET; THENCE S89°41'17"E 0.96 FEET; THENCE SOUTHEASTERLY 18.89 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°12'44", THE CHORD S44°53'38"E 17.00 FEET; THENCE EAST 304.76 FEET; THENCE

NORTHEASTERLY 18.85 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"E 16.97 FEET; THENCE NORTH 117.26 FEET; THENCE EAST 386.46 FEET; THENCE SOUTHEASTERLY 100.27 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76°35'57", THE CHORD BEARS S51°42'01"E 92.97 FEET; THENCE EAST 135.61 FEET; THENCE NORTH 166.63 FEET; THENCE N89°50'20"E 394.01 FEET; THENCE S00°14'39"E 681.89 FEET; THENCE S89°36'57"W 63.48 FEET; THENCE NORTHEASTERLY 62.62 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 89°41'41", THE CHORD BEARS N44°33'21"E 56.42 FEET; THENCE N00°17'30"W 159.80 FEET; THENCE WEST 199.15 FEET; THENCE SOUTH 49.63 FEET; THENCE WEST 418.49 FEET; THENCE SOUTH 114.87 FEET; THENCE SOUTHEASTERLY 63.16 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°28'07", THE CHORD BEARS S45°14'03"E 56.80 FEET; THENCE S89°31'53"W 140.00 FEET; THENCE NORTHEASTERLY 62.50 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°31'53", THE CHORD BEARS N44°45'57"E 56.34 FEET, THENCE NORTH 169.91 FEET; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"W 21.21 FEET; THENCE WEST 199.59 FEET; THENCE NORTHWESTERLY 117.81 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"W 106.07 FEET; THENCE NORTH 76.66 FEET; THENCE NORTHWESTERLY 18.85 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"W 16.97 FEET; THENCE WEST 305.08 FEET; THENCE SOUTHWESTERLY 18.81 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°47'16", THE CHORD BEARS S45°06'22"W 16.94 FEET; THENCE N89°41'17"W 1.11 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPTING: BEGINNING AT A POINT WHICH LIES N01°38'09"W 316.15 FEET ALONG THE SECTION LINE AND EAST 1714.70 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 205.92 FEET; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"E 35.36 FEET; THENCE EAST 314.46 FEET; THENCE SOUTHEASTERLY 43.98 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS S45°00'00"E 39.60 FEET; THENCE SOUTH 202.92 FEET; THENCE SOUTHWESTERLY 43.98 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS S45°00'00"W 39.60 FEET; THENCE WEST 311.46 FEET; THENCE NORTHWESTERLY 43.98 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"W 39.60 FEET TO THE POINT OF BEGINNING.