

When recorded mail to:  
Ignite Funding  
6700 Via Austi Parkway #300  
Las Vegas, NV 89119

ENT 54232:2024 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Aug 13 10:18 AM FEE 40.00 BY MG  
RECORDED FOR Ignite Funding, LLC  
ELECTRONICALLY RECORDED

Loan No.: 5268  
APN : 04-022-0001, -0002, -0003, -0004-0014-0015 and -0021

**Assignment of Deed of Trust**


For Value Received, the undersigned, Mainstar Trust Custodian FBO Charles Richard Hermansen, Roth IRA #R2180820, 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 December 8, 2021 executed by Harris53 Apartments, LLC, a Delaware Limited Liability Company, Trustor to Meridian Title Company ,Trustee, and recorded in Book No.. as Instrument No.204170 on December 8, 2021, 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  
Mainstar Trust Custodian FBO Charles Richard  
Hermansen, Roth IRA #R2180820

8-12-24  
Date

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

On 8/12/2024 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 Misty Bethany



EXHIBIT A

Loan #: 5268

Preferred Trust Company Custodian FBO Charles Richard Hermansen,  
Roth IRA AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Exhibit "B"

**Legal Description**

Parcel 1: [04-022-0001] Commencing at the Southeast corner of Lot 2, Block 23, Plat "A", Provo City Survey of Building Lots; thence West 100.00 feet; thence North 149.05 feet; thence East 32.36 feet; thence North 41.25 feet; thence East 67.64 feet; thence South 190.30 feet to the place of beginning.

Also, commencing 49.685 feet North of the Southwest corner of Lot 3, Block 23, Plat "A", Provo City Survey of Building Lots; thence North 41.805 feet; thence East 8 rods; thence South 41.805 feet; thence West 8 rods to the place of beginning.

Parcel 2: [04-022-0002]  
Commencing 144 feet West of the Southeast corner of Block 23, Plat "A", Provo City Survey of Building Lots; thence West 55.64 feet; thence North 108.76 feet; thence East 55.64 feet; thence South 108.76 feet to the place of beginning.

Parcel 3: [04-022-0003]  
Commencing 108.76 feet North of the Southeast corner of Block 23, Plat "A", Provo City Survey of Building Lots; thence North 90 feet; thence West 199.64 feet to the West line of Lot 8 of said Block; thence along said West line South 90 feet; thence East 199.64 feet to the place of beginning.

Parcel 4: [04-022-0004]  
Commencing at the Southeast corner of Block 23, Plat "A", Provo City Survey of Building Lots; thence North 108.76 feet; thence West 144 feet; thence South 108.76 feet; thence East 144 feet to the place of beginning.

Parcel 5: [04:022:0014]  
Commencing 100 feet West of the Southeast corner of Lot 2, Block 23, Plat "A", Provo City Survey of Building Lots; thence West 99.64 feet to the Southwest corner of Lot 2; thence North 149.05 feet; thence East 99.64 feet; thence South 149.05 feet to the place of beginning.

Parcel 6: [04-022-0015]  
Commencing West 249.14 feet from the Northeast corner of Block 23, Plat "A", Provo City Survey of Building Lots; thence South 148.50 feet; thence East 12.40 feet; thence South 56.46 feet; thence East 35.4 feet; thence North 6.2 feet; thence East 1.70 feet; thence South 8.46 feet; thence West 61.64 feet; thence North 62.42 feet; thence East 10.50 feet; thence North 144.80 feet; thence East 1.64 feet to the point of beginning.

Parcel 7: [04-022-0021]  
Commencing South 0°21'5" East 39.96 feet and South 89°38'55" West .25 feet from the Northeast corner of Block 23, Plat "A", Provo City Survey of Building Lots; thence

South 158.81 feet; thence West 201.34 feet; thence South 0°0'09" East 6.2 feet; thence South 89°59'59" West 35.4 feet; thence North 0°0'1" East 56.46 feet; thence South 89°59'56" West 12.4 feet; thence North 144 feet; thence South 86°11'41" East 75.51 feet; thence North 89°59'29" East 135.39 feet; thence South 80°18'53" East 13.98 feet; thence South 41°13'9" East 37.36 feet to the point of beginning.

Tax ID: 04-022-0001, 04-022-0002,, 04-022-0003, 04-022-0004,, 04-022-0014, 04-022-0015,, 04-022-0021