

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

ENT 68509:2023 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Oct 18 08:31 AM FEE 40.00 BY AC
RECORDED FOR Ignite Funding, LLC
ELECTRONICALLY RECORDED

Loan No.: 5981

APN : 32-006-0105, 32-006-0107, 32-006-0108, 32-007-0134 and 32-007-0136

Assignment of Deed of Trust

For Value Received, the undersigned, Ignite Funding, LLC, 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 28, 2023 executed by FIG UT 1, LLC, a Utah Limited Liability Company, Trustor to United West Title Insurance Agency, Inc, Trustee, and recorded in Book No. as Instrument No.64246 on September 28, 2023, 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

Misty Bethany
Misty Bethany, Ignite Funding Attorney-in-Fact for
Ignite Funding, LLC

10/17/2023
Date

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

On Oct. 17, 2023 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 Ignite Funding, LLC and acknowledged to me that she subscribed her own name as such.

WITNESS My hand and seal.

Signature Jenifer Ostler

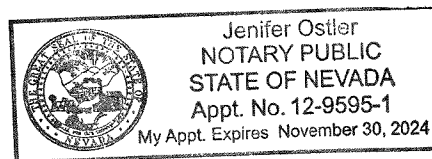


EXHIBIT A

Tranche Loan #: 5981

Tranche 6004

Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$1,201,600.00 INTEREST.

Patrick Robert Vassar, a single man as his sole and separate property AS TO AN UNDIVIDED \$56,800.00 INTEREST.

Vassar Real Estate, LLC AS TO AN UNDIVIDED \$16,600.00 INTEREST.

Ignite Funding, LLC \$5,865,000.00 INTEREST

Exhibit "B"

LEGAL DESCRIPTION

A Parcel of Land lying in the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian and being further described as follows:

Beginning at a point on the West Line of Randolph's Acre Subdivision, Plat "A", which point lies North $89^{\circ}45'12''$ East 54.57 feet along the Section Line and South 1270.77 feet from the North $\frac{1}{4}$ Corner of Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along said subdivision the following two courses to wit: (1) South $0^{\circ}58'20''$ East 87.85 feet, (2) South $67^{\circ}30'00''$ East 237.34 feet; thence South $3^{\circ}23'14''$ West 376.46 feet; thence North $88^{\circ}06'09''$ West 253.46 feet; thence South $0^{\circ}21'44''$ West 27.30 feet; thence South $4^{\circ}15'41''$ East 6.84 feet; thence South $88^{\circ}02'03''$ East 6.41 feet; thence South 3.82 feet; thence West 204.97 feet; thence North $4^{\circ}11'33''$ East 387.93 feet; thence North $85^{\circ}48'27''$ West 315.50 feet; thence South $38^{\circ}59'57''$ West 318.31 feet to the Northerly Line of U.S. Highway 6; thence along Highway 6 the following four courses to wit: (1) North $55^{\circ}00'24''$ West 46.43 feet, (2) North $51^{\circ}05'26''$ West 333.63 feet, (3) North $51^{\circ}29'54''$ West 480.77 feet, (4) North $49^{\circ}41'03''$ West 63.18 feet; thence North $14^{\circ}06'45''$ East 355.65 feet; thence South $71^{\circ}45'22''$ East 472.28 feet along the remnants of an old fence; thence South $1^{\circ}20'49''$ West 4.13 feet; thence South $71^{\circ}10'50''$ East 115.15 feet; thence South $0^{\circ}01'23''$ West 11.74 feet; thence South $70^{\circ}28'37''$ East 150.20 feet; thence North $4^{\circ}00'00''$ West 21.61 feet; thence South $70^{\circ}45'00''$ East 39.68 feet; thence North 23.23 feet; thence South $70^{\circ}47'24''$ East 332.91 feet along an existing Boundary Line Agreement (Entry #36074: 1986); thence South $69^{\circ}30'48''$ East 245.96 feet continuing along said Boundary Line Agreement; thence South 27.27 feet; thence South $70^{\circ}45'01''$ East 46.53 feet; thence South 42.01 feet; thence East 51.33 feet to the point of beginning.

And

Road Description for Parcel 32-007-0133 - Right-of-Way Area #2:

Beginning at a point located North $89^{\circ}45'12''$ East 41.82 feet along the section line and South 1063.66 feet from the North Quarter Corner of Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 207.06 feet; thence West 38.59 feet; thence North 42.01 feet; thence North $00^{\circ}21'44''$ East 34.04 feet; thence North $00^{\circ}09'44''$ West 162.79 feet; thence South $50^{\circ}42'27''$ East 50.18 feet to the point of beginning.

And

Road Description for Parcel 32-006-0106 - Right-of-Way Area #1:

Beginning at a point South $88^{\circ}35'31''$ West 451.49 feet along the section line and South 1436.17 feet from the North quarter corner of Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian; and running thence South $38^{\circ}59'57''$ West 335.51 feet; thence North $55^{\circ}00'24''$ West 27.57 feet; thence North $38^{\circ}59'57''$ East 318.32 feet; thence South $85^{\circ}48'27''$ East 33.49 feet to the point of beginning.

And

Legal Description (Parcel 32-007-0134) - Remainder Parcel:

Commencing South 00°09'44" East 1031.64 feet along the quarter section line and South 50°42'27" East 366.19 feet and South 03°23'14" West 596.56 feet from the North quarter corner Section 2, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 88°06'09" West 244.73 feet; thence North 88°02'03" West 6.41 feet; thence North 04°15'41" West 6.84 feet; thence North 00°21'44" East 27.30 feet; thence South 88°06'09" East 253.46 feet; thence South 03°23'14" West 34.11 feet to the point of beginning.

And

Road Description for Parcel 32-006-0106 - Right-of-Way Area #3:

Beginning at a point located 88.55 feet South 88°35'31" West along the section line and 1852.60 feet South from the North quarter corner of Section 2, Township 10 South, Range 1 East, Salt Lake Base and meridian; thence East 95.04 feet; thence South 61.00 feet; thence North 84°57'48" West 95.88 feet; thence North 00°30'26" East 52.58 feet to the point of beginning.