

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

ENT 7453:2024 PG 1 of 10  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Feb 06 04:03 PM 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, 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 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 Preferred Trust Company, LLC – Client Account

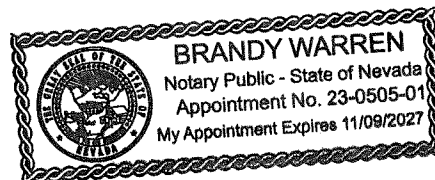
2/1/2024  
Date

STATE OF NEVADA}  
COUNTY OF CLARK} s.s. <sup>2BW</sup>

On 2/1/24 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 Brandy Warren



## EXHIBIT A

Tranche Loan#: 5981

**Tranche 5982**

Colette Methot Williamson, a married woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.  
Kevin Marshall Starrett and Robin Mitchell Starrett, together as joint tenants AS TO AN UNDIVIDED \$100,000.00 INTEREST.  
Rowley Kim Family Trust AS TO AN UNDIVIDED \$25,000.00 INTEREST.  
Trustee: Dan Rowley, Date: May 3, 2018  
Robert Mark Boggeri, a married man as his sole and separate property AS TO AN UNDIVIDED \$40,000.00 INTEREST.  
Directed Trust Company FBO William Patrick Foy, IRA #6067033 AS TO AN UNDIVIDED \$20,000.00 INTEREST.  
Randall Glenn Baker and Judith Kay Baker, together as joint tenants AS TO AN UNDIVIDED \$15,000.00 INTEREST.  
Chandler Sebastien Stewart, a single man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
The Ronnie J. Frisbee Revocable Trust under declaration of Trust dated November 17, 2021 AS TO AN UNDIVIDED \$17,900.00 INTEREST.  
Trustee:Ronnie Frisbee Date: November 17, 2021  
M & C Inc. AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
Heath Ryan Matthew Williams and Alisa Pearl Garcia Williams, together as joint tenants AS TO AN UNDIVIDED \$40,000.00 INTEREST.  
Gary Daniel Butler, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
Tim Allen Vistine and Carlette Isbell Vistine, together as joint tenants AS TO AN UNDIVIDED \$25,000.00 INTEREST.  
Suman LLC AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
Equity Trust Company Custodian FBO Michelle Edwards Jackson, IRA #200382001 AS TO AN UNDIVIDED \$25,000.00 INTEREST.  
John Francis Hoffman, a married man as his sole and separate property AS TO AN UNDIVIDED \$15,000.00 INTEREST.  
Preferred Trust Company Custodian FBO Alan Bernard Kirchoff, IRA AS TO AN UNDIVIDED \$20,000.00 INTEREST.  
Nathanial Peter Lim, a single man as his sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST.  
AIT Trust AS TO AN UNDIVIDED \$20,000.00 INTEREST. Trustee:Stephen DiLorenzo Date: December 28, 2021.  
Preferred Trust Company Custodian FBO Cindy Marie Ertell, IRA AS TO AN UNDIVIDED \$6,300.00 INTEREST.  
Dane Andrew Petchul and Adrienne Gray Petchul, together as joint tenants AS TO AN UNDIVIDED \$12,500.00 INTEREST.  
Robert Alan Shapiro, a married man as his sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.  
Manuel O. and Lenore A. Sousa Family Trust AS TO AN UNDIVIDED \$66,600.00 INTEREST. Trustee: Manuel Sousa and Lenore Sousa Date: December 21, 2006  
Preferred Trust Company Custodian FBO Susan Elizabeth Castle, IRA AS TO AN UNDIVIDED \$9,600.00 INTEREST.  
Working Venture, LLC AS TO AN UNDIVIDED \$15,000.00 INTEREST.

Tranche Loan#: 5981

Barry Melvin Simon and Sandra Ellen Simon, together as joint tenants AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO Tammy A Torrens, IRA AS TO AN UNDIVIDED \$6,400.00 INTEREST.

Preferred Trust Company Custodian FBO Ronald Edward Sturm, IRA AS TO AN UNDIVIDED \$13,000.00 INTEREST.

## EXHIBIT A

Tranche Loan#: 5981

**Tranche 6004**

STF Properties, LLC AS TO AN UNDIVIDED \$9,000.00 INTEREST.  
 Marie A Bambao, Trustee u/d/t dated 01/30/2017 AS TO AN UNDIVIDED \$11,300.00 INTEREST. Marie A. Bambao Trust  
 Preferred Trust Company Custodian FBO Terry Lee Cameron, IRA AS TO AN UNDIVIDED \$23,000.00 INTEREST.  
 Seth Adam Shapiro, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.  
 Preferred Trust Company Custodian FBO Bobbi Bixby Kahn, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
 MADA Enterprises, LLC AS TO AN UNDIVIDED \$65,000.00 INTEREST.  
 Wade Arlen Gease, a single man as his sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.  
 Directed Trust Company FBO William Patrick Foy, IRA #6067033 AS TO AN UNDIVIDED \$30,000.00 INTEREST.  
 Hold Strong, LLC AS TO AN UNDIVIDED \$15,000.00 INTEREST.  
 The Wibbenmeyer Family Trust, dated November 28, 2018 AS TO AN UNDIVIDED \$50,000.00 INTEREST. Trustee: Paul Wibbenemyer  
 Preferred Trust Company Custodian FBO Lisa Ann Parker, IRA AS TO AN UNDIVIDED \$25,000.00 INTEREST.  
 Chad Henry Lee, a married man as his sole and separate property AS TO AN UNDIVIDED \$12,000.00 INTEREST.  
 Warner Newman Trust AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
 Trustee: Warner Newman Date: January 24, 2012.  
 Terry Lee Cameron and Jo Anne Johnson, together as joint tenants AS TO AN UNDIVIDED \$5,000.00 INTEREST.  
 Patrick Copley and Margaret Michelle Copley, together as joint tenants AS TO AN UNDIVIDED \$12,000.00 INTEREST.  
 Mark Ernest Shaw and Shyla De Shaw, together as joint tenants AS TO AN UNDIVIDED \$15,000.00 INTEREST.  
 Gregory Andrew Roane, a single man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.  
 Curtis John Johnson, a married man as his sole and separate property AS TO AN UNDIVIDED \$6,200.00 INTEREST.  
 Kayvan Aghaiepour Sylvan, a married man as his sole and separate property AS TO AN UNDIVIDED \$25,000.00 INTEREST.  
 Preferred Trust Company Custodian FBO David P Solomon, IRA AS TO AN UNDIVIDED \$13,100.00 INTEREST.  
 Preferred Trust Company Custodian FBO Christine Anne Mitchell, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
 Paul William Pearson, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
 The James Battaglia and Mandy Battaglia Revocable Family Trust AS TO AN UNDIVIDED \$10,000.00 INTEREST. Trustee: Mandy Battaglia  
 Date: July 17, 2006.  
 Preferred Trust Company Custodian FBO Jeffrey Matthew Traver, IRA AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Tranche Loan#: 5981

Preferred Trust Company Custodian FBO Jeffrey Matthew Traver, Roth IRA (1) AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO Lori Lynn Agar, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Laura Ann Morton, a married woman as her sole and separate property AS TO AN UNDIVIDED \$15,000.00 INTEREST.

William Beal Vassar, a single man as his sole and separate property AS TO AN UNDIVIDED \$11,300.00 INTEREST.

Preferred Trust Company Custodian FBO Jo Anne Johnson, IRA AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Preferred Trust Company Custodian FBO Jeffrey Matthew Traver, Roth IRA (2) AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Revocable Trust of Linda E Cline AS TO AN UNDIVIDED \$30,000.00 INTEREST. Trustee: Linda Cline Date: February 7, 2008.

Thomas Harold Tashjian, a single man as his sole and separate property AS TO AN UNDIVIDED \$400,000.00 INTEREST.

Preferred Trust Company Custodian FBO Israel Victor Irizarry, Roth IRA AS TO AN UNDIVIDED \$200.00 INTEREST.

Stanley Shine Choung, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Charles R Hermansen and Julie A Hermansen, the Hermansen Family Living Trust, dated August 21, 2000 AS TO AN UNDIVIDED \$100,000.00 INTEREST. Trustee: Charles R Hermansen and Julie A Hermansen.

Preferred Trust Company Custodian FBO Constance Renee Johnson, IRA AS TO AN UNDIVIDED \$8,500.00 INTEREST.

Davinda, LLC AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Miguel A Muniozguren and Nelia M Muniozguren, Trustee, Muniozguren Living Trust, 11/27/2012 AS TO AN UNDIVIDED \$20,000.00 INTEREST.

## EXHIBIT A

Tranche Loan#: 5981

**Tranche 6044**

Preferred Trust Company Custodian FBO Marvin V. Stanger, Roth IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Aleta E Greayer, a single woman as her sole and separate property AS TO AN UNDIVIDED \$22,000.00 INTEREST.

Preferred Trust Company Custodian FBO Edward Thomas Hubbert, IRA AS TO AN UNDIVIDED \$15,000.00 INTEREST.

Preferred Trust Company Custodian FBO Dwight Ross Lindsay, IRA AS TO AN UNDIVIDED \$7,600.00 INTEREST.

Preferred Trust Company Custodian FBO Lori Lynn Agar, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Muralidhar Manickam, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO Karen Teresa Gray, IRA AS TO AN UNDIVIDED \$15,500.00 INTEREST.

Malachi310, LLC AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Joy Land Charitable Remainder Trust AS TO AN UNDIVIDED \$22,000.00 INTEREST. Trustee: Joy Starks Date: July 1, 2005

Mark John Tarnowski, a single man as his sole and separate property AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Patrick Robert Vassar, a single man as his sole and separate property AS TO AN UNDIVIDED \$19,000.00 INTEREST.

Preferred Trust Company Custodian FBO Gayle Marie Forster, IRA AS TO AN UNDIVIDED \$21,000.00 INTEREST.

Hermansen Family Trust AS TO AN UNDIVIDED \$100,000.00 INTEREST. Trustee: Charles R Hermansen and Julie A Hermansen Date: August 21, 2000.

Preferred Trust Company Custodian FBO Diane Kay Wolff, IRA AS TO AN UNDIVIDED \$32,000.00 INTEREST.

Preferred Trust Company Custodian FBO Pamela Ann Borrelli, IRA AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Preferred Trust Company Custodian FBO Fredrick Arthur Perdue, Jr., Roth IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Deane Cooper, a married man as his sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Gregory Andrew Roane, a single man as his sole and separate property AS TO AN UNDIVIDED \$18,000.00 INTEREST.

Abdallah M. Azem 2002 Living Trust AS TO AN UNDIVIDED \$70,900.00 INTEREST. Trustee: Abdallah Azem Date: May 15, 2002

CMI-SantaMaria, LLC AS TO AN UNDIVIDED \$5,000.00 INTEREST.

Mighty Oak Capital, LLC AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Preferred Trust Company Custodian FBO Sandra Jean Davis, IRA AS TO AN UNDIVIDED \$12,000.00 INTEREST.

## EXHIBIT A

Tranche Loan#: 5981

**Tranche 6082**

D & J Enterprises The Sequel, LLC AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Preferred Trust Company Custodian FBO Stephen Craig McClure, IRA AS TO AN UNDIVIDED \$12,500.00 INTEREST.

Preferred Trust Company Custodian FBO Patrick Robert Vassar, Roth IRA AS TO AN UNDIVIDED \$14,800.00 INTEREST.

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

Vassar Real Estate, LLC AS TO AN UNDIVIDED \$14,100.00 INTEREST.

Vassar Real Estate, LLC AS TO AN UNDIVIDED \$17,900.00 INTEREST.

Preferred Trust Company Custodian FBO Judith Kay Roose, IRA AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Preferred Trust Company Custodian FBO David Alonso Longoria, IRA AS TO AN UNDIVIDED \$10,100.00 INTEREST.

Preferred Trust Company Custodian FBO Patrick Robert Vassar, SEP IRA AS TO AN UNDIVIDED \$79,600.00 INTEREST.

Preferred Trust Company FBO Custodian Janet Doreen Oldt, IRA AS TO AN UNDIVIDED \$15,000.00 INTEREST.

The Michael and DeEsta Cook Family Living Trust AS TO AN UNDIVIDED \$100,000.00 INTEREST. Trustee: Michael Cook Date February 1, 2018.

Preferred Trust Company Custodian FBO Willem Johannes de Goede, IRA AS TO AN UNDIVIDED \$24,700.00 INTEREST.

Preferred Trust Company Custodian FBO Ryan Eden Fitzgerald, Roth IRA AS TO AN UNDIVIDED \$300.00 INTEREST.

David Bruce Garrett, a married man as his sole and separate property AS TO AN UNDIVIDED \$5,400.00 INTEREST.

Gayle Marie Forster, a single woman as her sole and separate property AS TO AN UNDIVIDED \$21,000.00 INTEREST.

Bald Guy Enterprises, LLC AS TO AN UNDIVIDED \$10,000.00 INTEREST.

RAMM Holdings, LLC AS TO AN UNDIVIDED \$12,000.00 INTEREST.

Roorda Family Trust Dated May 15, 2006, As Restated AS TO AN UNDIVIDED \$50,000.00 INTEREST. Trustee: James Roorda Date May 15, 2006

Salim Assaad Wehbe, a married man as his sole and separate property AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Preferred Trust Company Custodian FBO Susan R Lewis, Roth IRA AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Pencils Out, LLC AS TO AN UNDIVIDED \$10,000.00 INTEREST.

William David Huey and Debra Lynn Huey, together as joint tenants AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Paul William Pearson, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Breeze Dental, P.C. AS TO AN UNDIVIDED \$13,500.00 INTEREST.

Preferred Trust Company Custodian FBO Lynn Joan Damron, IRA AS TO AN UNDIVIDED \$12,500.00 INTEREST.

Tranche Loan#: 5981

Preferred Trust Company Custodian FBO Susan Roberts Goines, IRA AS TO AN UNDIVIDED \$10,300.00 INTEREST.

Dean M Callies Revocable Living Trust date November 26, 2013 AS TO AN UNDIVIDED \$40,000.00 INTEREST. Trustee: Dean M Callies

Juliana Wang, a single woman as her sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Preferred Trust Company Custodian FBO Paula Renee Dyer, IRA AS TO AN UNDIVIDED \$21,300.00 INTEREST.

Chandler Sebastien Stewart, a single man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 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.