

Assignment of Trust Deed Page 1 of 5  
Gary Christensen Washington County Recorder  
12/04/2024 11:57:17 AM Fee \$40.00 By IGNITE  
FUNDING, LLC

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

Loan No.: 6257  
APN : H-3-1-31-3009, H-WALM-A-2, H-3-1-31-330

**Assignment of Deed of Trust**

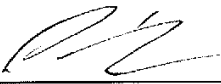
For Value Received, the undersigned, Ignite Funding, LLC, hereby grants, assigns and transfers to:

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

all beneficial interest under that certain Deed of Trust dated June 3, 2024 executed by Skyrim Development, LLC, a Utah limited liability company, Trustor to Real Advantage Title Insurance Agency, Trustee, and recorded in Book No. as Instrument No.20240018004 on 06/07/2024, of Official Records in the County Recorder's office of **Washington** 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  
Ignite Funding, LLC

12-4-24  
Date

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

On 12.4.24 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 Ignite Funding, LLC and acknowledged to me that he subscribed his own name as such.

WITNESS My hand and seal.

Signature Alex Beltran



EXHIBIT A

Tranche Loan #: 6257

**Tranche 6463**

Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED  
\$1,130,000.00 INTEREST.

Ignite Funding, LLC \$4,270,000.00 INTEREST

Exhibit "B"

**Property Description**

**Order No.:** 24-21476-RLM  
**Parcel Number:** H-3-1-31-3009, H-WALM-A-2, H-3-1-31-330  
**Property Address:** Not Available, Hurricane, UT 84737

**PROPERTY DESCRIPTION:**

**Parcel 1:**

Commencing at the South Quarter Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence North  $88^{\circ}52'58''$  West along the Section line a distance of 751.16 feet; thence North, a distance of 452.94 feet to the Point of Beginning, said point being on the Northerly right of way line of Highway SR-9; thence South  $74^{\circ}50'08''$  West, along said right of way line a distance of 765.51 feet; thence North  $01^{\circ}42'49''$  East, a distance of 1399.98 feet; thence North  $67^{\circ}32'27''$  East a distance of 327.32 feet; thence South  $57^{\circ}30'11''$  East, a distance of 335.71, feet; thence North  $63^{\circ}09'32''$  East, a distance of 269.71 feet; thence North  $83^{\circ}12'08''$  East, a distance of 265.91 feet; thence North  $40^{\circ}40'01''$  East, a distance of 312.94 feet; thence South  $88^{\circ}58'18''$  East, a distance of 189.64 feet, to a point on the Center Section line of said Section 31; thence South  $01^{\circ}01'42''$  West, along said line a distance of 1070.46 feet; thence South  $89^{\circ}46'38''$  West, a distance of 131.69 feet; thence South  $85^{\circ}13'16''$  West, a distance of 211.19 feet; thence South  $68^{\circ}02'47''$  West, a distance of 332.30 feet; thence North  $88^{\circ}52'58''$  West a distance of 111.09 feet; thence South  $01^{\circ}07'02''$  West a distance of 320.61 feet to the Point of Beginning.

LESS and EXCEPTING the following described Parcel:

Commencing at the South Quarter Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian; thence South  $89^{\circ}58'47''$  West a distance of 511.39 feet; thence North  $00^{\circ}01'13''$  West a distance of 1040.89 feet to the Southwest Corner of an existing 1 acre well site Parcel, and the Point of Beginning; thence North  $00^{\circ}01'13''$  West a distance of 208.71 feet; thence North  $89^{\circ}58'47''$  East a distance of 208.81 feet; thence South  $00^{\circ}01'13''$  East a distance of 208.71 feet; thence South  $89^{\circ}58'47''$  West a distance of 208.71 feet to the Point of Beginning.

Tax Parcel #: H-3-1-31-3009

**Parcel 2:**

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF PARCEL H-3-1-31-

3009, SAID POINT BEING NORTH 88°52'58" WEST 1492.63 FEET ALONG THE SECTION LINE AND NORTH 01°07'02" EAST 447.23 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31 (SOUTH QUARTER CORNER BEING SOUTH 88°52'58" EAST 3462.84 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31); THENCE SOUTH 74°50'08" WEST 500.65 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 170.98 FEET, A DELTA ANGLE OF 44°31'41", A CHORD BEARING OF SOUTH 52°34'18" WEST, AND A CHORD LENGTH OF 166.71 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 329.83 FEET, A DELTA ANGLE OF 60°57'39", A CHORD BEARING OF SOUTH 60°47'17" WEST, AND A CHORD LENGTH OF 314.49 FEET; THENCE NORTH 88°43'54" WEST 10.70 FEET TO THE EAST LINE OF LOT 1 OF HURRICANE WAL-MART SUBDIVISION; THENCE NORTH 01°16'06" EAST 60.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 88°43'54" EAST 10.70 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 265.99 FEET, A DELTA ANGLE OF 60°57'39", A CHORD BEARING OF NORTH 60°47'17" EAST, AND A CHORD LENGTH OF 253.62 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 217.61 FEET, A DELTA ANGLE OF 44°31'41", A CHORD BEARING OF NORTH 52°34'18" EAST, AND A CHORD LENGTH OF 212.17 FEET; THENCE NORTH 74°50'08" EAST 518.85 FEET TO THE WESTERLY LINE OF PARCEL H-3-1-31-3009; THENCE SOUTH 01°42'49" WEST 62.70 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

Tax Parcel #: H-WALM-A-2

Parcel 3:

PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF 290 NORTH, AS DESCRIBED IN 290 NORTH & 3220 WEST STREETS ROAD DEDICATION (DOCUMENT #20210076410) BEING NORTH 88°52'58" WEST 1951.80 FEET AND NORTH 01°07'02" EAST 1314.90 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31 (SOUTH QUARTER CORNER BEING SOUTH 88°52'58" EAST 3462.84 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 31); THENCE NORTH 01°06'03" EAST 70.00 FEET; THENCE SOUTH 88°53'57" EAST 3.25 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 685.00 FEET, AN ARC LENGTH OF 273.75 FEET, A DELTA ANGLE OF 22°53'50", A CHORD BEARING OF SOUTH 77°27'02" EAST, AND A CHORD LENGTH OF 271.93 FEET; THENCE SOUTH 66°00'07" EAST 16.65 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1165.00 FEET, AN ARC LENGTH OF 192.36 FEET, A DELTA ANGLE OF 09°27'38", A CHORD BEARING OF SOUTH 70°43'56" EAST, AND A CHORD

LENGTH OF 192.14 FEET; THENCE SOUTH  $01^{\circ}42'49''$  WEST 71.69 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1235.00 FEET, AN ARC LENGTH OF 219.83 FEET, A DELTA ANGLE OF  $10^{\circ}11'55''$ , A CHORD BEARING OF NORTH  $71^{\circ}06'05''$  WEST, AND A CHORD LENGTH OF 219.54 FEET; THENCE NORTH  $66^{\circ}00'07''$  WEST 16.65 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 615.00 FEET, AN ARC LENGTH OF 245.77 FEET, A DELTA ANGLE OF  $22^{\circ}53'50''$ , A CHORD BEARING OF NORTH  $77^{\circ}27'02''$  WEST, AND A CHORD LENGTH OF 244.14 FEET; THENCE NORTH  $88^{\circ}53'57''$  WEST 3.25 FEET TO THE POINT OF BEGINNING.

Tax Parcel #: H-3-1-31-330