

Assignment of Trust Deed Page 1 of 7  
 Gary Christensen Washington County Recorder  
 05/02/2025 11:00:47 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, 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 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 PART THEREOF 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

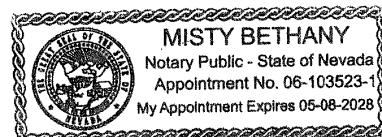
\_\_\_\_\_  
 Date

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

On 5/1/25 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 Preferred Trust Company – Client Account and acknowledged to me that he subscribed his own name as such.

WITNESS My hand and seal.

Signature Misty Bethany



## EXHIBIT A

Tranche Loan #: 6257

**Tranche 6609**

Jerry Lynn Schroeder, a married man as his sole and separate property AS TO AN UNDIVIDED \$7,500.00 INTEREST.

Penny Lee Marshall, a married woman as her sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST.

CSS Lending Series of CSS9 LLC AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Christopher Norman Taylor and Susan Lynn Taylor, together as joint tenants AS TO AN UNDIVIDED \$36,000.00 INTEREST.

Preferred Trust Company Custodian FBO Julia Mary Sullivan, IRA AS TO AN UNDIVIDED \$27,500.00 INTEREST.

Preferred Trust Company Custodian FBO Daniel V Dentico, IRA AS TO AN UNDIVIDED \$21,000.00 INTEREST.

Preferred Trust Company Custodian FBO Margie Lynn Claypool, Roth IRA AS TO AN UNDIVIDED \$67,700.00 INTEREST.

Preferred Trust Company Custodian FBO Richard Donald Hoffman, Roth IRA AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Directed Trust Company FBO William Patrick Foy, IRA #2966737 AS TO AN UNDIVIDED \$16,500.00 INTEREST.

Ruth Anna Gates, a married woman as her sole and separate property AS TO AN UNDIVIDED \$14,000.00 INTEREST.

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

Preferred Trust Company Custodian FBO Colin Jayson Young, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Mark and Debra Shavitz Revocable Trust AS TO AN UNDIVIDED \$50,000.00 INTEREST.

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

Benjamin Murken, LLC AS TO AN UNDIVIDED \$48,000.00 INTEREST.

Evelyn Louise Hall, a married woman as her sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Preferred Trust Company Custodian FBO John William Brickner, IRA AS TO AN UNDIVIDED \$6,000.00 INTEREST.

Scott William Jonely, a single man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Rachel Elizabeth Elliott, a single woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.

First Savings Bank Custodian FBO Mary Kay Eicholtz, IRA AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Preferred Trust Company Custodian FBO Terry Paul Urwiler, IRA AS TO AN UNDIVIDED \$51,600.00 INTEREST.

Connect Invest II, LLC AS TO AN UNDIVIDED \$230,000.00 INTEREST.

Preferred Trust Company Custodian FBO Gary Louis Trotta, IRA AS TO AN UNDIVIDED \$8,000.00 INTEREST.

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

Preferred Trust Company Custodian FBO Israel Victor Irizarry, Roth IRA AS TO AN UNDIVIDED \$1,000.00 INTEREST.

Patrick William Hauck and Jean Helene Hauck Revocable Living Trust AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Miranda Marie Dean, a married woman as her sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Jonely Dairy Farms, LLC AS TO AN UNDIVIDED \$20,000.00 INTEREST.

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

Heath Courtney Snell, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.

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

Darren David Keenan, a single man as his sole and separate property AS TO AN UNDIVIDED \$35,000.00 INTEREST.

Preferred Trust Company Custodian FBO Cecilia Agnes Holzhauer, IRA AS TO AN UNDIVIDED \$134,700.00 INTEREST.

Preferred Trust Company Custodian FBO Matthew Charles Schroeder, IRA AS TO AN UNDIVIDED \$9,300.00 INTEREST.

Connect Invest II, LLC AS TO AN UNDIVIDED \$8,300.00 INTEREST.

Kenneth Fredric Veasman, a married man as his sole and separate property AS TO AN UNDIVIDED \$9,900.00 INTEREST.

Maggie Nham, a single woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO Grant Bradley Norris, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Velsignet, LLC AS TO AN UNDIVIDED \$85,000.00 INTEREST.

Robert Loren Fletcher, a single man as his sole and separate property AS TO AN UNDIVIDED \$36,000.00 INTEREST.

Connect Invest II, LLC AS TO AN UNDIVIDED \$100,000.00 INTEREST.

The Harrison Family Living Trust AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Armstrong Living Trust Dated May 13, 2005 AS TO AN UNDIVIDED \$5,200.00 INTEREST.

Gay Lee Weinberg Living Trust dated November 16, 2016 AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Preferred Trust Company Custodian FBO Guillermo A Valenzuela, IRA AS TO AN UNDIVIDED \$32,500.00 INTEREST.

Mark Anthony Robin, a married man as his sole and separate property AS TO AN UNDIVIDED \$5,100.00 INTEREST.

Preferred Trust Company Custodian FBO David Miles Harrison, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Fly Eagle Trust AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Preferred Trust Company Custodian FBO Jeff A Tipton, IRA AS TO AN UNDIVIDED \$15,000.00 INTEREST.

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Carlton Julian Kjos, a married man as his sole and separate property AS TO AN UNDIVIDED \$42,000.00 INTEREST.

Preferred Trust Company Custodian FBO Jo Anne Johnson, IRA AS TO AN UNDIVIDED \$7,400.00 INTEREST.

Preferred Trust Company Custodian FBO William Randal Tellam, IRA AS TO AN UNDIVIDED \$6,200.00 INTEREST.

Preferred Trust Company Custodian FBO Brad Neal Arensman, IRA AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Preferred Trust Company Custodian FBO Pamela A Johnson, IRA AS TO AN UNDIVIDED \$13,200.00 INTEREST.

Terry Lee Cameron and Jo Anne Johnson, together as joint tenants AS TO AN UNDIVIDED \$9,700.00 INTEREST.

Survivors Trust U/T Robert W Reisfelt and Susan Lane Reisfelt AS TO AN UNDIVIDED \$19,000.00 INTEREST.

Preferred Trust Company Custodian FBO James F Gross, IRA AS TO AN UNDIVIDED \$28,400.00 INTEREST.

Mukesh Parmanand Punjabi, a married man as his sole and separate property AS TO AN UNDIVIDED \$5,000.00 INTEREST.

Benjamin Perry Merrill, Sr., a single man as his sole and separate property AS TO AN UNDIVIDED \$100,000.00 INTEREST.

The T. Dianne Tanna Family Trust AS TO AN UNDIVIDED \$11,400.00 INTEREST.

Preferred Trust Company Custodian FBO Michael Vincent Marcotte, IRA AS TO AN UNDIVIDED \$76,500.00 INTEREST.

SA 1044, LLC AS TO AN UNDIVIDED \$36,600.00 INTEREST.

Shiela Diane Whittle, a single woman as her sole and separate property AS TO AN UNDIVIDED \$5,000.00 INTEREST.

Preferred Trust Company Custodian FBO Willy Chu Chih Hsiung, IRA AS TO AN UNDIVIDED \$24,200.00 INTEREST.

Preferred Trust Company Custodian FBO Josefina Baliaj Brillante, Roth IRA AS TO AN UNDIVIDED \$20,000.00 INTEREST.

The Agnes M Gilbert Trust AS TO AN UNDIVIDED \$16,500.00 INTEREST.

Preferred Trust Company Custodian FBO Leon John Kopitzke, Roth IRA AS TO AN UNDIVIDED \$11,900.00 INTEREST.

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

Preferred Trust Company Custodian FBO Debra A Shavitz, IRA AS TO AN UNDIVIDED \$26,000.00 INTEREST.

Roger Linn Ickes, a married man as his sole and separate property AS TO AN UNDIVIDED \$5,200.00 INTEREST.

Preferred Trust Company Custodian FBO Willem Johannes de Goede, IRA AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Preferred Trust Company Custodian FBO Stephanie Ann Hahn, Roth IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Richard Wells Kovalchuk, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 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°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°50'08" West, along said right of way line a distance of 765.51 feet; thence North 01°42'49" East, a distance of 1399.98 feet; thence North 67°32'27" East a distance of 327.32 feet; thence South 57°30'11" East, a distance of 335.71 feet; thence North 63°09'32" East, a distance of 269.71 feet; thence North 83°12'08" East, a distance of 265.91 feet; thence North 40°40'01" East, a distance of 312.94 feet; thence South 88°58'18" East, a distance of 189.64 feet, to a point on the Center Section line of said Section 31; thence South 01°01'42" West, along said line a distance of 1070.46 feet; thence South 89°46'38" West, a distance of 131.69 feet; thence South 85°13'16" West, a distance of 211.19 feet; thence South 68°02'47" West, a distance of 332.30 feet; thence North 88°52'58" West a distance of 111.09 feet; thence South 01°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°58'47" West a distance of 511.39 feet; thence North 00°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°01'13" West a distance of 208.71 feet; thence North 89°58'47" East a distance of 208.81 feet; thence South 00°01'13" East a distance of 208.71 feet; thence South 89°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-

#### PROPERTY DESCRIPTION

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

PROPERTY DESCRIPTION

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

PROPERTY DESCRIPTION

File No.: 24-21476-RLM

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