



\*W3316661\*

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

E# 3316661 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
04-Mar-24 0347 PM FEE \$40.00 DEP SLW  
REC FOR: IGNITE FUNDING, LLC  
ELECTRONICALLY RECORDED

Loan No.: 6046  
APN : 15-057-0068

**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 December 5, 2023 executed by Anselmi Acres, LLC, a Utah Limited Liability Company, Trustor to Real Advantage Title Insurance Company, Trustee, and recorded in Book No. as Instrument No.3307264 on December 5, 2023, of Official Records in the County Recorder's office of **Weber** 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

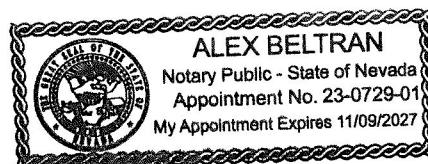
3.1.24  
Date

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

On 3-1-24 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 Alex Beltran



## EXHIBIT A

Loan #: 6046

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

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

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

Roy Azem Custodian for Layla Adelie Azem, minor under California Uniform Act as to Transfer to Minors AS TO AN UNDIVIDED \$12,500.00 INTEREST.

Preferred Trust Company Custodian FBO Merry S Tipton, IRA AS TO AN UNDIVIDED \$15,400.00 INTEREST.

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

Abdallah M Azem as Trustee of The Roy Azem Irrevocable Trust dated March 14, 1996 AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Chantal Bernadette Methot, a married woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Patrick Robert Vassar, a single man as his sole and separate property AS TO AN UNDIVIDED \$8,300.00 INTEREST.

Neil V. Gleason Revocable Living Trust Dated August 06, 1999 AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Select Capital, LLC AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Alan Azem Custodian for Logan Alan Azem, minor under California Uniform Act as to Transfer to Minors AS TO AN UNDIVIDED \$12,500.00 INTEREST.

Vassar Real Estate, LLC AS TO AN UNDIVIDED \$11,300.00 INTEREST.

Alan Azem Custodian for Cole Tanner Azem, minor under California Uniform Act as to Transfer to Minors AS TO AN UNDIVIDED \$12,500.00 INTEREST.

Wayne William Siegfried and Marian K Siegfried, together as joint tenants AS TO AN UNDIVIDED \$10,000.00 INTEREST.

M&VRR Holdings, LLC AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Andrew Scott Ervin, a married man as his sole and separate property AS TO AN UNDIVIDED \$5,000.00 INTEREST.

Reynaldo Pena, a single man as his sole and separate property AS TO AN UNDIVIDED \$12,000.00 INTEREST.

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

Hold Strong, LLC AS TO AN UNDIVIDED \$15,000.00 INTEREST.

Roy Azem Custodian for Maya Elise Azem, minor under California Uniform Act as to Transfer to Minors AS TO AN UNDIVIDED \$12,500.00 INTEREST.

Ignite Funding, LLC \_ Employee Endowment IV AS TO AN UNDIVIDED \$25,000.00 INTEREST.

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Preferred Trust Company Custodian FBO Thomas Harold Tashjian, Roth IRA AS TO AN UNDIVIDED \$150,000.00 INTEREST.

Vassar Real Estate, LLC AS TO AN UNDIVIDED \$11,000.00 INTEREST.

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

Preferred Trust Company Custodian FBO Charles Eugene Coleman, IRA AS TO AN UNDIVIDED \$29,100.00 INTEREST.

Thomas Harold Tashjian, a single man as his sole and separate property AS TO AN UNDIVIDED \$200,000.00 INTEREST.

Exhibit "B"

Property Description

Order No.: 23-19234-RLM  
Parcel Number: 15-057-0068  
Property Address: Not Available, Ogden, UT 84401

PROPERTY DESCRIPTION:

Property 1:  
A PORTION OF PARCELS #15-057-0040 AND #15-057-0039, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE QUARTER OF SECTION LINE OF SAID SECTION 21, SAID POINT BEING SOUTH 89°12'03" EAST 945.50 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 2651.49 FEET FROM THE CENTER OF SAID SECTION 21): THENCE SOUTH 89°12'03" EAST ALONG SAID SECTION LINE, 374.16 FEET; THENCE SOUTH 00°29'53" WEST 1319.83 FEET TO A POINT ON THE EXISTING CENTRAL WEBER SEWER IMPROVEMENT DISTRICT LINE; THENCE NORTH 89°02'45" WEST ALONG SAID LINE 742.52 FEET; THENCE NORTH 00°30'47" EAST 415.10 FEET; THENCE SOUTH 89°29'13" EAST 341.10 FEET; THENCE NORTH 00°30'47" EAST 638.53 FEET; THENCE SOUTH 89°29'13" EAST 26.91 FEET; THENCE NORTH 00°30'33" EAST 262.36 FEET TO THE POINT OF BEGINNING.

Tax Parcel #: 15-057-0068 PCV db