

Ent: 446162 B: 1509 P: 1198

Chad Montgomery Box Elder County Utah Recorder

01/14/2022 08:08 AM Fee \$40.00 Page 1 of 3

For IGNITE FUNDING, LLC

Electronically Recorded By SIMPLIFILE LC E-RECORDING

When recorded mail to:
Ignite Funding
2140 E Pebble Rd #160
Las Vegas, NV 89123

Loan No.: 5223

APN : 03-236-0035, 03-155-0053, 03-155-0057

BECAME 03-155-0062

Assignment of Deed of Trust

For Value Received, the undersigned, Preferred Trust Company Custodian FBO Nancy Copeland Davis, IRA, 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 October 7, 2021 executed by Bel Canto Utah I, LLC, Trustor to Utah First Title Insurance Agency, Inc. ,Trustee, and recorded in Book No.1495 Page 1570 as Instrument No.441395 on 10/08/2021, of Official Records in the County Recorder's office of Box Elder County 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

Misty Bethany

Misty Bethany, Ignite Funding Attorney-in-Fact for
Preferred Trust Company Custodian FBO Nancy
Copeland Davis, IRA

1/12/2022

Date

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

On January 12, 2022 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 M. Harris

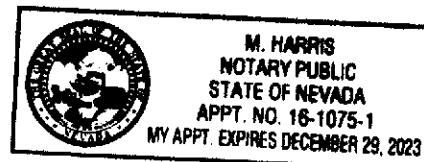


EXHIBIT A
Loan #: 5223

Preferred Trust Company Custodian FBO Charles Hunter Watley, IRA AS
TO AN UNDIVIDED 0.80% INTEREST.

Exhibit B

EXHIBIT "Legal Description"

**PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 9
NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN:**

BEGINNING AT THE NORTHEAST CORNER OF LOT 16, POINT PERRY
SUBDIVISION PHASE 3 RECORDED ENTRY NO. 264922 IN THE OFFICE OF
THE BOX ELDER COUNTY RECORDER, BEING A POINT ON THE SOUTH
RIGHT OF WAY LINE OF 1100 SOUTH STREET LOCATED 1517.21 FEET
NORTH 89°30'33" EAST ALONG THE NORTH LINE OF SAID SECTION 27
AND 3603.65 FEET SOUTH 00°00'00" WEST AND 46.00 FEET SOUTH 90°00'00"
EAST FROM THE NORTHWEST CORNER OF SAID SECTION 27, RUNNING
THENCE ALONG THE BOUNDARY LINE OF SAID LOT 16 THE
FOLLOWING SIX COURSES: (1) NORTH 90°00'00" WEST 110.34 FEET,
WESTERLY TO THE LEFT ALONG THE ARC OF 30.00 FOOT RADIUS
CURVE, DISTANCE OF 21.68 FEET, CHORD BEARS SOUTH 69°17'43" WEST
21.21 FEET, HAVING A CENTRAL ANGLE OF 41°24'35", (3) IN A WESTERLY
DIRECTION WITH A REVERSE TANGENT CURVE TO THE RIGHT OF A
50.00 FOOT RADIUS CURVE, DISTANCE OF 82.51 FEET, CHORD BEARS
NORTH 84°08'00" WEST 73.46 FEET, HAVING CENTRAL ANGLE OF
94°33'10", SOUTH 53°08'35" WEST 211.64 FEET, (5) SOUTH 19°38'32" EAST
241.47 FEET AND (6) SOUTH 13°25'58" EAST 330.73 FEET, THENCE NORTH
87°15'35" WEST 252.49 FEET (262.49 FEET), THENCE SOUTH 19°00'20" EAST
172.57 FEET, THENCE SOUTH 09°07'31" EAST 117.72 FEET, THENCE SOUTH
44°59'05" EAST 22.41 FEET, THENCE NORTH 90°00'00" EAST 584.79 FEET
(594.76 FEET), THENCE NORTH 00°09'40" EAST 461.50 FEET (461.02 FEET),
THENCE SOUTH 83°09'15" WEST 211.51 FEET TO THE SOUTHEAST
CORNER OF SAID LOT 16, THENCE NORTH 00°00'00" EAST 522.93 FEET TO
THE POINT OF BEGINNING.

Tax ID# 03-236-0035; 03-155-0053, 03-155-0057