

Ent: 490054

Chad Montgomery Box Elder County Utah Recorder  
08/14/2025 08:07:AM Fee: \$40.00 Page 1 of 6  
For: IGNITE FUNDING, LLC  
Electronically Recorded By SIMPLIFILE LC E-RECORDING

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



Loan No.: 6731  
APN : 03-236-0038 and 03-155-0065

**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 July 1, 2025 executed by Bear River SB, LLC, a Utah limited liability company, Trustor to Inwest Title Services, Inc, Trustee, and recorded in Book No.1625 Page 1271 as Instrument No.488803 on Date Deed Recorded, of Official Records in the County Recorder's office of Box Elder 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

8/8/2025  
Date

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

On August 8, 2025 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 \_\_Preferred Trust Company – Client Account\_\_ and acknowledged to me that she subscribed her own name as such.

WITNESS My hand and seal.

Signature Brandy Warren



EXHIBIT A

Tranche Loan #: 6731

**Tranche 6732**

Jeffrey Curtis Eden and Kimberly Kay Eden, together as joint tenants AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
Preferred Trust Company Custodian FBO Salim Assaad Wehbe, Roth IRA AS TO AN UNDIVIDED \$26,000.00 INTEREST.  
Gary Daniel Butler, a married man as his sole and separate property AS TO AN UNDIVIDED \$15,000.00 INTEREST.  
Barnes & Associates, LLC AS TO AN UNDIVIDED \$15,000.00 INTEREST.  
Preferred Trust Company Custodian FBO Robert Lorne Nelson, IRA AS TO AN UNDIVIDED \$6,000.00 INTEREST.  
Jeffrey Lee Bates, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
Select Capital, LLC AS TO AN UNDIVIDED \$50,000.00 INTEREST.  
Benoun & Yacoubian Investments AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
Eberhard Schenk and Pamela E Schenk, as co-trustees of The EP Schenk Trust, U/A dated February 1, 1999 AS TO AN UNDIVIDED \$14,500.00 INTEREST.  
Preferred Trust Company Custodian FBO Robert Harry Benton Jr., IRA AS TO AN UNDIVIDED \$7,500.00 INTEREST.  
Preferred Trust Company Custodian FBO Steven Henry Russell, IRA AS TO AN UNDIVIDED \$28,000.00 INTEREST.  
Jerry Lynn Schroeder, a married man as his sole and separate property AS TO AN UNDIVIDED \$12,500.00 INTEREST.  
Preferred Trust Company Custodian FBO Evan Edward Olivas, IRA AS TO AN UNDIVIDED \$6,700.00 INTEREST.  
Strata Investments LLC AS TO AN UNDIVIDED \$30,000.00 INTEREST.  
Hasmukh Gokaldas Tanna, a single man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
Preferred Trust Company Custodian FBO Thomas Harold Tashjian, Roth IRA AS TO AN UNDIVIDED \$200,000.00 INTEREST.  
Jeishika Naresh Patel, a married woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
Select Capital, LLC AS TO AN UNDIVIDED \$25,000.00 INTEREST.  
Thomas Riley Reed and Betti-Jane Reed, together as joint tenants AS TO AN UNDIVIDED \$25,000.00 INTEREST.  
JBIV Investments LLC AS TO AN UNDIVIDED \$25,000.00 INTEREST.  
Preferred Trust Company Custodian FBO Randal Maxwell Rowland, IRA AS TO AN UNDIVIDED \$20,000.00 INTEREST.  
David Wayne Grimes, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
The Patrick Lee and Suzy Lee Revocable Trust AS TO AN UNDIVIDED \$10,000.00 INTEREST.  
Juliana Wang, a single woman as her sole and separate property AS TO AN UNDIVIDED \$18,000.00 INTEREST.

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Preferred Trust Company Custodian FBO James Douglas Pittman, IRA AS TO AN UNDIVIDED \$15,500.00 INTEREST.

Preferred Trust Company Custodian FBO David William Mc Queen, IRA AS TO AN UNDIVIDED \$16,000.00 INTEREST.

Thomas Patrick O'Rourke and Gita Rani Baidwan-O'Rourke, together as joint tenants AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Chantal Bernadette Methot, a married woman as her sole and separate property AS TO AN UNDIVIDED \$5,000.00 INTEREST.

CSS Lending Series of CSS9 LLC AS TO AN UNDIVIDED \$15,000.00 INTEREST.

James Lester Payne and Tammy Powell Payne, together as joint tenants AS TO AN UNDIVIDED \$8,100.00 INTEREST.

Deahn Marietta Johnson, a married woman as her sole and separate property AS TO AN UNDIVIDED \$11,000.00 INTEREST.

Preferred Trust Company Custodian FBO Andrew Scott Ervin, IRA AS TO AN UNDIVIDED \$500.00 INTEREST.

Pacific Justice Institute Section 403(b)(9) Deferred Compensation Plan FBO Kevin Snider AS TO AN UNDIVIDED \$24,400.00 INTEREST.

Treasury, Risk & Audit Consulting Corp AS TO AN UNDIVIDED \$5,000.00 INTEREST.

Matthew Charles Schroeder, a single man as his sole and separate property AS TO AN UNDIVIDED \$8,200.00 INTEREST.

Preferred Trust Company Custodian FBO Richard Flynn, IRA AS TO AN UNDIVIDED \$11,000.00 INTEREST.

Ping Duan, a single woman as her sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Marion Irene Deware and Allan William Deware, together as joint tenants AS TO AN UNDIVIDED \$12,000.00 INTEREST.

Wayne Arthur Edwards and Deborah Denise Edwards, together as joint tenants AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Preferred Trust Company Custodian FBO Kathleen A Thomas, IRA AS TO AN UNDIVIDED \$15,400.00 INTEREST.

RRI, Inc. AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Preferred Trust Company Custodian FBO Alfred Hernandez, IRA AS TO AN UNDIVIDED \$51,000.00 INTEREST.

Reynaldo Pena, a single man as his sole and separate property AS TO AN UNDIVIDED \$7,000.00 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.

Preferred Trust Company Custodian FBO Debra Lynn Stearns, IRA AS TO AN UNDIVIDED \$14,400.00 INTEREST.

Preferred Trust Company Custodian FBO Laurie Jeannine Troy, Sep IRA AS TO AN UNDIVIDED \$8,100.00 INTEREST.

Gayle Marie Forster, a single woman as her sole and separate property AS TO AN UNDIVIDED \$6,600.00 INTEREST.

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The T. Dianne Tanna Family Trust AS TO AN UNDIVIDED \$8,800.00 INTEREST.

Preferred Trust Company Custodian FBO Thomas Paul Nelson, IRA AS TO AN UNDIVIDED \$12,500.00 INTEREST.

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

Lee Harvey Firebaugh and Margaret Martin Firebaugh, together as joint tenants AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Valkyrie Ventures, LLC AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Jennifer Adelle Piper, a single woman as her sole and separate property AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Ethel Mae Plachy, a married woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.

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

James Richard Seiler, Jr. and Laura Anne Seiler, as trustees of the James Richard Seiler, Jr. and Laura Anne Seiler Revocable Trust AS TO AN UNDIVIDED \$19,200.00 INTEREST.

Preferred Trust Company Custodian FBO Mark Charles Koehler, IRA AS TO AN UNDIVIDED \$17,600.00 INTEREST.

Preferred Trust Company Custodian FBO Rebecca K Mills, IRA AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Timothy Michael Muehlhoff and Noreen Lenehan Muehlhoff, together as joint tenants AS TO AN UNDIVIDED \$11,300.00 INTEREST.

Arturo Jesus Savinon and Luz Stella Savinon, together as joint tenants AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Preferred Trust Company Custodian FBO Anthony James Marcopulos, IRA AS TO AN UNDIVIDED \$5,700.00 INTEREST.

Preferred Trust Company Custodian FBO Tee Kent Ness, IRA AS TO AN UNDIVIDED \$14,200.00 INTEREST.

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

Michel C Thielen Living Trust AS TO AN UNDIVIDED \$25,000.00 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 Jeannine Chucri El Maasri, IRA AS TO AN UNDIVIDED \$27,000.00 INTEREST.

Allen Cid Lorenzana and Maria Belen Agapito Lorenzana, together as joint tenants AS TO AN UNDIVIDED \$15,000.00 INTEREST.

Dane Andrew Petchul and Adrienne Gray Petchul, together as joint tenants AS TO AN UNDIVIDED \$5,000.00 INTEREST.

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

The Hurley Family Trust AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Preferred Trust Company Custodian FBO Donna Abbie Ridley, IRA AS TO AN UNDIVIDED \$31,700.00 INTEREST.

Preferred Trust Company Custodian FBO Justin James Eggleston, IRA AS TO AN UNDIVIDED \$51,900.00 INTEREST.

The SJY Living Trust AS TO AN UNDIVIDED \$115,000.00 INTEREST.

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Katherine Brooke Irish, a single woman as her sole and separate property AS TO AN UNDIVIDED \$25,700.00 INTEREST.  
Family Trust of Edward McCloud and Pamela J. McCloud AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Exhibit "B"

ORDER NUMBER: 311833

**LEGAL DESCRIPTION**

(03-236-0038)

PARCEL 1: (03-236-0038)

ADDRESS: 1665 W 1100 S, PERRY, UT 84302

LOT 1, POINTE PERRY SUBDIVISION PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE  
AND OF RECORD IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, STATE OF UTAH.

PARCEL 2: (03-155-0065)

ADDRESS: 1673 W 1100 S, PERRY, UT 84302 (BUILDING A)

ADDRESS: 1679 W 1100 S, PERRY, UT 84302 (BUILDING B)

ADDRESS: 1671 W 1100 S, PERRY, UT 84302 (BUILDING C)

LOT 1, BEAR RIVER LANDING SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND  
OF RECORD IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER, STATE OF UTAH.