

Ent 529644 Bk 1434 Pg 1406 - 1408
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2023 Feb 16 01:33PM Fee: \$40.00 TC
For: Ignite Funding, LLC
ELECTRONICALLY RECORDED

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

Loan No.: 5704
APN : 00-0006-5172 and 00-0020-5404

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 February 6, 2023 executed by Hillwood Homes at Midway 18, LLC, Trustor to Cottonwood Title ,Trustee, and recorded in Book No.1433 Pg 1915-1925 as Instrument No.529352 on February 6, 2023, of Official Records in the County Recorder's office of **Wasatch** 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
Ignite Funding, LLC

2/16/2023
Date

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

On February 16, 2023 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 Ignite Funding, LLC and acknowledged to me that she subscribed her own name as such.

WITNESS My hand and seal.

Signature Jenifer Ostler

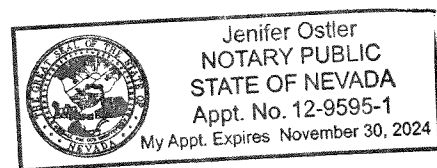


EXHIBIT A

Tranche Loan #: 5704

Tranche 5708

Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED

\$190,000.00 INTEREST.

Ignite Funding, LLC \$3,210,000.00 INTEREST

EXHIBIT B
PROPERTY DESCRIPTION

A parcel of land lying and situate in the Southwest quarter of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, for which the basis of bearing is South 89°54'29" West 2658.15 feet between the Wasatch County Brass Caps monumentalizing the South line of the Southeast quarter of said Section 35.

Beginning at a point in the Easterly Right of way line of 100 East Street as established by long standing fence lines accepted as said right of way line, said point being West 2145.29 feet and North 733.73 feet from the Wasatch County Brass Cap Monumentalizing the South quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian and running thence coincident with the Easterly Right of way line of 100 East Street evidenced by a long standing fence line, North 00°05'57" East 454.83 feet; thence leaving said Right of way line South 89°07'04" East 104.01 feet; thence North 00°05'57" East 130.39 feet; thence North 89°44'50" West 4.00 feet; thence North 00°05'57" East 72.00 feet; thence South 89°44'50" East 169.79 feet more or less to an existing fence line; thence more or less along an existing fence line the following five (5) courses, 1) South 00°10'57" West 72.00 feet more or less to an existing fence corner; 2) thence South 88°41'38" East 196.73 feet; 3) thence South 01°49'55" West 130.67 feet; 4) thence South 02°14'09" West 460.00 feet; 5) thence North 88°27'53" West 445.87 feet to the point of beginning of this description.

LESS AND EXCEPTING the following:

Beginning at a point which is West 2130.67 feet and North 733.34 feet from the South quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence along the arc of a 15.00 foot radius curve to the right 23.19 feet (central angle of 88°33'50" and chord of North 44°10'58" West 20.95 feet) along the property boundary of Bonners Landing Subdivision; thence North 00°05'57" East 440.20 feet along the boundary of Bonners Landing Subdivision; thence South 89°07'04" East 102.47 feet along the boundary of the Bonners Landing Subdivision; thence North 00°46'19" East 130.30 feet along the boundary of the Bonners Landing Subdivision to the true point of beginning; thence North 89°44'50" West 3.99 feet; thence North 00°05'57" East 72.00 feet; thence South 89°44'50" East 9.00 feet; thence South 00°46'19" West 72.00 feet; thence North 89°44'54" West 5.01 feet along the boundary of the Bonners Landing Subdivision to the true point of beginning.

ALSO LESS AND EXCEPTING the following:

Beginning at a point which is West 2130.67 feet and North 733.34 feet from the South quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence along the arc of a 15.00 foot radius curve to the right 23.19 feet (central angle of 88°33'50" and chord of North 44°10'58" West 20.95 feet) along the property boundary of Bonners Landing Subdivision; thence North 00°05'57" East 440.20 feet along the boundary of Bonners Landing Subdivision; thence South 89°07'04" East 102.47 feet along the boundary of the Bonners Landing Subdivision; thence North 00°46'19" East 130.30 feet along the boundary of the Bonners Landing Subdivision; thence South 89°44'50" East 5.01 feet along the boundary of the Bonners Landing Subdivision to the true point of beginning; thence North 00°05'57" East 72.00 feet; thence South 89°44'50" East 85.84 feet; thence South 00°46'19" West 72.00 feet along the boundary of the Bonners Landing Subdivision; thence North 89°44'54" West 84.99 feet along the boundary of the Bonners Landing Subdivision to the true point of beginning.

Tax Id No.: 00-0006-5172 and 00-0020-5404