

Ent 536972 Bk 1454 Pg 271 - 280
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2023 Sep 25 12:23PM Fee: \$40.00 KM
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, 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 February 6, 2023 executed by Hillwood Homes at Midway 18, LLC, a Utah Limited Liability Company, 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
Preferred Trust Company, LLC – Client Account

9/25/2023
Date

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

On Sept. 25, 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 SEE ABOVE and acknowledged to me that she subscribed her own name as such.

WITNESS My hand and seal.

Signature Jenifer Ostler

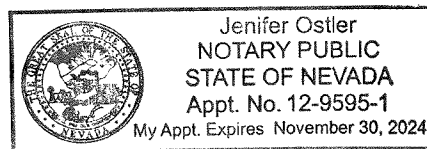


EXHIBIT A

Tranche Loan #: 5704

Tranche 5705

Preferred Trust Company Custodian FBO David Miles Harrison, IRA AS TO AN UNDIVIDED \$39,600.00 INTEREST.

Preferred Trust Company Custodian FBO Monica Puanani Lee Gandauli, IRA AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Jonathan Wallace Thomas, a married man as his sole and separate property AS TO AN UNDIVIDED \$5,000.00 INTEREST.

Michael Sinisi and Andrea Lisa Sinisi, together as joint tenants AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Jamie Nell Warren Special Needs Trust dated March 22, 2022 AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Terry Lee Cameron and Jo Anne Johnson, together as joint tenants AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Mainstar Trust Custodian FBO Aaron Waiki Tse, IRA #T2185670 AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Preferred Trust Company Custodian FBO Alfred Hernandez, IRA AS TO AN UNDIVIDED \$45,700.00 INTEREST.

Gregory Andrew Roane, a single man as his sole and separate property AS TO AN UNDIVIDED \$35,000.00 INTEREST.

BrySCO, LLC AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Preferred Trust Company Custodian FBO John Douglas Hendrix, IRA AS TO AN UNDIVIDED \$28,500.00 INTEREST.

Lee Family Trust AS TO AN UNDIVIDED \$10,000.00 INTEREST.

David W. and Irene M. Turner Family Trust Dated February 27, 2013 AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Loretta Garcia Lipscomb 2014 Revocable Trust AS TO AN UNDIVIDED \$42,500.00 INTEREST.

Chad Henry Lee, a married man as his sole and separate property AS TO AN UNDIVIDED \$25,000.00 INTEREST.

SJJC K2018 Trust AS TO AN UNDIVIDED \$17,500.00 INTEREST.

Dennis W. Patrick Trust AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Aaron Waiki Tse, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Michael Robert Chiapetto, a married man as his sole and separate property AS TO AN UNDIVIDED \$110,000.00 INTEREST.

Anderson Family Trust AS TO AN UNDIVIDED \$38,300.00 INTEREST.

Preferred Trust Company Custodian FBO Terry Lee Cameron, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Lindsey James Parker, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Jia-Ren Charles Huang, a married man as his sole and separate property AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Iris Denise Tsui, a single woman as her sole and separate property AS TO AN UNDIVIDED \$15,000.00 INTEREST.

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Ping Duan, a single woman as her sole and separate property AS TO AN UNDIVIDED \$12,000.00 INTEREST.

Harden Law LLC Defined Benefit Pension Plan AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Preferred Trust Company Custodian FBO Judith Kay Roose, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO John Douglas Hendrix, IRA AS TO AN UNDIVIDED \$20,400.00 INTEREST.

Melissa Victoria Ignash Revocable Trust AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Thomas Paul Nelson, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Connect Invest II, LLC AS TO AN UNDIVIDED \$110,000.00 INTEREST.

Preferred Trust Company Custodian FBO Rachel Athena Cantwell, IRA AS TO AN UNDIVIDED \$19,000.00 INTEREST.

Randal Maxwell Rowland, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Welch Family Holdings, LLC AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Matthew Samuel Brown and Katharine Tryon Brown, together as joint tenants AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Bhargavi Prameela Devarakonda, a married woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Florendo Regidor Calabitin and Angelina Gamatero Calabitin, together as joint tenants AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Justin Morgan Walker and Nicole Elese Walker, together as joint tenants AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Guy North Shepard, a single man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

David A. Mulkey 1987 Living Trust AS TO AN UNDIVIDED \$150,000.00 INTEREST.

The Wibbenmeyer Family Trust, dated November 28, 2018 AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Preferred Trust Company Custodian FBO Carl William Gross, IRA AS TO AN UNDIVIDED \$30,000.00 INTEREST.

James Bayard Haley, a single man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO Michael Jennings Miller, IRA AS TO AN UNDIVIDED \$24,400.00 INTEREST.

Preferred Trust Company Custodian FBO Andrew Scott Ervin, IRA AS TO AN UNDIVIDED \$100.00 INTEREST.

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

Susan Frost Waldron, a married woman as her sole and separate property AS TO AN UNDIVIDED \$14,000.00 INTEREST.

David Bertam Nicely, a single man as his sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Grace Capital, LLC AS TO AN UNDIVIDED \$50,000.00 INTEREST.

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Preferred Trust Company Custodian FBO John Andrew Rees, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO Steven D Hammond, IRA AS TO AN UNDIVIDED \$26,000.00 INTEREST.

Preferred Trust Company Custodian FBO David Alonso Longoria, IRA AS TO AN UNDIVIDED \$6,000.00 INTEREST.

Preferred Trust Company Custodian FBO Keith Omar Hawkins, IRA AS TO AN UNDIVIDED \$16,300.00 INTEREST.

Paul Henry Codorniz, a married man as his sole and separate property AS TO AN UNDIVIDED \$149,000.00 INTEREST.

The Bobbie M T Goo Trust AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Carl Max Dutli and Mary Lee Dutli, together as joint tenants AS TO AN UNDIVIDED \$15,000.00 INTEREST.

Ping Duan, a single woman as her sole and separate property AS TO AN UNDIVIDED \$70,000.00 INTEREST.

The Daria Z Mulkey 2012 Irrevocable Trust AS TO AN UNDIVIDED \$250,000.00 INTEREST.

Joseph Robert Galloway, a married man as his sole and separate property AS TO AN UNDIVIDED \$120,000.00 INTEREST.

Wade Arlen Gease, a single man as his sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.

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

Mary Ellen Gease, a single woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Benoun & Yacobian Investments AS TO AN UNDIVIDED \$110,000.00 INTEREST.

Ping Duan, a single woman as her sole and separate property AS TO AN UNDIVIDED \$21,700.00 INTEREST.

Sarita S Hoffman, a married woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Esa Sragvi Sankarasetty, a married man as his sole and separate property AS TO AN UNDIVIDED \$16,900.00 INTEREST.

Delta Operating & Management Company AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Julie Georgette Moore and James Loran Moore, together as joint tenants AS TO AN UNDIVIDED \$200,000.00 INTEREST.

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

Mark Robert Hartwig, a married man as his sole and separate property AS TO AN UNDIVIDED \$13,000.00 INTEREST.

Goldsmith Services, LLC AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Preferred Trust Company Custodian FBO Daniel Paul Urwiler, IRA AS TO AN UNDIVIDED \$44,700.00 INTEREST.

Goldsmith Services, LLC AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO Sharon Louise Ipes, IRA AS TO AN UNDIVIDED \$10,400.00 INTEREST.

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Philip Kaffenberger and Necia Claire Kaffenberger, together as joint tenants AS TO AN UNDIVIDED \$64,400.00 INTEREST.

Preferred Trust Company Custodian FBO Michael Richard Barenbrugge, IRA AS TO AN UNDIVIDED \$5,300.00 INTEREST.

Preferred Trust Company Custodian FBO Dennis Keith Mitchell, Roth IRA AS TO AN UNDIVIDED \$19,100.00 INTEREST.

Preferred Trust Company Custodian FBO Kin Ping Lim, IRA AS TO AN UNDIVIDED \$5,000.00 INTEREST.

Preferred Trust Company Custodian FBO Jean Hendrix, IRA AS TO AN UNDIVIDED \$25,200.00 INTEREST.

Preferred Trust Company Custodian FBO Jo Anne Johnson, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

EXHIBIT A

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Tranche 5733

Preferred Trust Company Custodian FBO Georgia Frances Kopitzke, IRA AS TO AN UNDIVIDED \$26,000.00 INTEREST.

Jeremiah Maurice Lindgren, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Sharon Louise Ipes, a married woman as her sole and separate property AS TO AN UNDIVIDED \$5,000.00 INTEREST.

Preferred Trust Company Custodian FBO Donna Elaine Henry-Hansen, IRA AS TO AN UNDIVIDED \$6,000.00 INTEREST.

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

Preferred Trust Company Custodian FBO Miodrag Radmilo Dostanic, IRA AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Mighty Oak Capital, LLC AS TO AN UNDIVIDED \$32,100.00 INTEREST.

NuView Trust Company Custodian FBO Roberta Ziegler Miranda, Roth IRA #2227833 AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Breeze Dental, P.C. AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO Francine L Jones, IRA AS TO AN UNDIVIDED \$16,400.00 INTEREST.

NuView Trust Company Custodian FBO Daniel James Connolly, Roth IRA #0920186 AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Satya R Suddala, a married woman as her sole and separate property AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Preferred Trust Company Custodian FBO Steven D Hammond, IRA AS TO AN UNDIVIDED \$15,000.00 INTEREST.

Preferred Trust Company Custodian FBO Georgia Frances Kopitzke, Roth IRA AS TO AN UNDIVIDED \$32,500.00 INTEREST.

James Bayard Haley, a single man as his sole and separate property AS TO AN UNDIVIDED \$15,000.00 INTEREST.

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

EXHIBIT A

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Tranche 5744

Preferred Trust Company Custodian FBO Barry Lindsey Dean, Roth IRA AS TO AN UNDIVIDED \$29,700.00 INTEREST.
Gerard Jude Barrett, a single man as his sole and separate property AS TO AN UNDIVIDED \$8,500.00 INTEREST.
Preferred Trust Company Custodian FBO Thomas M Baumert, IRA AS TO AN UNDIVIDED \$32,200.00 INTEREST.
Leonard Alonzo Russell, a married man as his sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.
R & B Trust AS TO AN UNDIVIDED \$25,000.00 INTEREST.
Elvia L Gomez-Ickes, a married woman as her sole and separate property AS TO AN UNDIVIDED \$11,000.00 INTEREST.
The Woo Milk Family Trust AS TO AN UNDIVIDED \$100,000.00 INTEREST.
Preferred Trust Company Custodian FBO Mary-Kate Butta, IRA AS TO AN UNDIVIDED \$1,500.00 INTEREST.
Igor Murilo, a single man as his sole and separate property AS TO AN UNDIVIDED \$8,000.00 INTEREST.
Fernando Alarcon, Jr., a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.
The Koehler Revocable Inter Vivos Trust AS TO AN UNDIVIDED \$49,000.00 INTEREST.
Preferred Trust Company Custodian FBO Charles Leroy Smith, IRA AS TO AN UNDIVIDED \$7,300.00 INTEREST.
Preferred Trust Company Custodian FBO Antonio Cruz Lazaro, IRA AS TO AN UNDIVIDED \$25,000.00 INTEREST.
Dwight Ross Lindsay and Fred Coyote, together as joint tenants AS TO AN UNDIVIDED \$50,000.00 INTEREST.
SJJC K2018 Trust AS TO AN UNDIVIDED \$5,700.00 INTEREST.
Preferred Trust Company Custodian FBO Brad Neal Arensman, IRA AS TO AN UNDIVIDED \$20,000.00 INTEREST.

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Tranche 5878

Preferred Trust Company Custodian FBO Lucia I Lopez, IRA AS TO AN UNDIVIDED \$18,200.00 INTEREST.

Preferred Trust Company Custodian FBO Stephanie Ann Hahn, Roth IRA AS TO AN UNDIVIDED \$20,500.00 INTEREST.

Ap Investment Trust AS TO AN UNDIVIDED \$10,000.00 INTEREST.

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

Sabrina Jo-Handgen Johnson, a married woman as her sole and separate property AS TO AN UNDIVIDED \$10,300.00 INTEREST.

Equity Trust Company Custodian FBO Ching-Chan Wu, IRA #200445150 AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Survivors Trust U/T Robert W Reisfelt and Susan Lane Reisfelt AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Preferred Trust Company Custodian FBO Maggie Hong Wang, Roth IRA AS TO AN UNDIVIDED \$5,000.00 INTEREST.

The Elissa J Einhorn Revocable Living Trust dated September 12, 2005 AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Hien Chanh Nham, a single man as his sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Joshua James Doherty, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

EXHIBIT A

Tranche Loan #: 5704

Tranche 5933

Preferred Trust Company Custodian FBO Mitchell Stephen Mc Kay, SEP IRA AS TO AN UNDIVIDED \$5,000.00 INTEREST.

Nuview Trust Company Custodian FBO Michael L Connolly, Roth IRA #2227631 AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Matthew C. Guilfoyle, a single man as his sole and separate property AS TO AN UNDIVIDED \$16,000.00 INTEREST.

Chi-Yu Yao, a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Alfredo Agapito Santiago, Jr., a married man as his sole and separate property AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Margaret Webster Dean, a single woman as her sole and separate property AS TO AN UNDIVIDED \$33,700.00 INTEREST.

Sabrina Jo-Handgen Johnson, a married woman as her sole and separate property AS TO AN UNDIVIDED \$15,000.00 INTEREST.

Sheila Elizabeth Watson, a married woman as her sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Fernando Osvaldo Gomez, a married man as his sole and separate property AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Preferred Trust Company Custodian FBO Cindy Marie Ertell, IRA AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Preferred Trust Company Custodian FBO Maggie Hong Wang, Roth IRA AS TO AN UNDIVIDED \$6,200.00 INTEREST.

Dan Wayne Dusschee, a married man as his sole and separate property AS TO AN UNDIVIDED \$6,600.00 INTEREST.

Preferred Trust Company Custodian FBO Jeffrey Mark Stoltz, IRA AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Preferred Trust Company Custodian FBO Ali Mohammad Islami Manuchehry, IRA AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Goldsmith Services, LLC AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Preferred Trust Company Custodian FBO Josefina Baliat Brillante, Roth IRA AS TO AN UNDIVIDED \$15,000.00 INTEREST.

Purple Turtle LLC AS TO AN UNDIVIDED \$60,000.00 INTEREST.

Preferred Trust Company Custodian FBO Lorenzo Gomez Rivera Jr., IRA AS TO AN UNDIVIDED \$18,500.00 INTEREST.

William W Chak, a single man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Mary Beth Beckman-Najera, a married woman as her sole and separate property AS TO AN UNDIVIDED \$24,000.00 INTEREST.

Preferred Trust Company Custodian FBO Siobhan M King, IRA AS TO AN UNDIVIDED \$30,000.00 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