

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

Ent 537032 Bk 1454 Pg 521 - 523  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2023 Sep 26 10:53AM Fee: \$40.00 KM  
For: Ignite Funding, LLC  
ELECTRONICALLY RECORDED

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

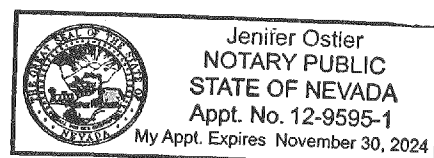
9.25.2023  
Date

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

On September 26, 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 5808**

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

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

Miguel A Muniozguren and Nelia M Muniozguren, Trustee, Muniozguren Living Trust, 11/27/2012 AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Preferred Trust Company Custodian FBO Willard Michael Garrett, IRA AS TO AN UNDIVIDED \$36,000.00 INTEREST.

Codorniz Living Trust AS TO AN UNDIVIDED \$31,100.00 INTEREST.

Lorelei A Garcia-Copeland, Trustee of the Lorelei A Garcia-Copeland Revocable Living Trust dated July 27, 2019 AS TO AN UNDIVIDED \$12,500.00 INTEREST.

Preferred Trust Company Custodian FBO Linda A Dubbs, IRA AS TO AN UNDIVIDED \$5,200.00 INTEREST.

Scott Norman Campbell, a married man as his sole and separate property AS TO AN UNDIVIDED \$11,000.00 INTEREST.

Meng Cao and Carol Qizhi Tao, together as joint tenants AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Second Amended and Restated Cherry L Brandstater Revocable Trust AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Preferred Trust Company Custodian FBO Nelia Marie Muniozguren, Roth IRA AS TO AN UNDIVIDED \$13,400.00 INTEREST.

Preferred Trust Company Custodian FBO Linda A Dubbs, Roth IRA AS TO AN UNDIVIDED \$43,700.00 INTEREST.

Preferred Trust Company Custodian FBO Raymond Fernandez, IRA AS TO AN UNDIVIDED \$39,100.00 INTEREST.

Gay Lee Weinberg Living Trust dated November 16, 2016 AS TO AN UNDIVIDED \$200,000.00 INTEREST.

Preferred Trust Company Custodian FBO Hing Yan Ngai, IRA AS TO AN UNDIVIDED \$55,000.00 INTEREST.

Herbert Eugene Abell, Jr., a married man as his sole and separate property AS TO AN UNDIVIDED \$10,000.00 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