

2018-013378

Klamath County, Oregon

11/01/2018 01:23:01 PM

Fee: \$107.00

WHEN RECORDED MAIL TO:
AmeriTitle
300 Klamath Ave
Klamath Falls, OR 97601

FULL RECONVEYANCE

AmeriTitle, authorized to conduct business in the State of OR, is Trustee under an executed Deed of Trust by GGD Oakdale, LLC as Trustor, to Ignite Funding, FBO See Exhibit "A", as Beneficiary, and recorded in the official records of Klamath County, State of OR as follows:

Date: February 14, 2018 as Entry No. 2018-001771 in Book at Page

Beneficiary thereunder, hereby requests AmeriTitle, as Trustee to reconvey, without warranty to the person or persons entitled thereto, all the estate now held by you as Trustee under said Deed of Trust. The trust estate affected by this Request for Full Reconveyance pertains to the following described real property located Klamath County, State of OR:

See Attached Exhibit

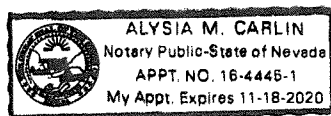
Dated this October 24, 2018

By: _____

Its: Authorized Signer - Patrick Vassar

State of Nevada)
 : ss
County of Clark)

On the 24th day of October 2018, personally appeared before me, Patrick Vassar the Authorized Signer of Ignite Funding, who being by me duly sworn did say that said instrument was signed in behalf of after having been duly authorized to execute the same.



A Carlin
NOTARY PUBLIC

Preferred Trust Company
Client Account

BY: Preferred Trust Company, LLC - Client
Account

IGNITE FUNDING
ATTORNEY IN FACT

BY:  Loan: #4498
Patrick Vassar / AUTHORIZED SIGNER

Preferred Trust Company
Custodian FBO Barbara Wint, IRA

BY: Preferred Trust Company Custodian
FBO Barbara Wint, IRA

IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Preferred Trust Company Custodian
FBO Edward J. Shultz, IRA

BY: Preferred Trust Company Custodian
FBO Edward J Shultz, IRA

IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Preferred Trust Company Custodian
FBO Daniel L. Farris, IRA

BY: Preferred Trust Company Custodian
FBO Daniel L Farris, IRA

IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Center Grove Real Estate
Inspections 401K Plan

BY: Center Grove Real Estate Inspections
401K Plan

IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Preferred Trust Company Custodian
FBO Georgiana Manning, Roth IRA

BY: Preferred Trust Company Custodian
FBO Georgiana Manning, Roth IRA

IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Aleta Greayer, a single woman
as her sole and separate property

BY: Aleta Greayer, a single woman as her
sole and separate property


IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Preferred Trust Company Custodian
FBO Scott Olejniczak, IRA

BY: Preferred Trust Company Custodian
FBO Scott Olejniczak, IRA

IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Vassar Real Estate LLC

BY: Vassar Real Estate, LLC


IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Brian Fulbright, a married man
as his sole and separate property

BY: Brian Fulbright, a married man as his
sole and separate property

IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Kenneth M Beckman, a single man as his sole and separate property BY:

Kenneth M Beckman, a single man as his sole and separate property

IGNITE FUNDING
ATTORNEY IN FACT

BY:  Loan: #4498
Patrick Vassar / AUTHORIZED SIGNER

Preferred Trust Company Custodian
FBO Ali Manuchehry, IRA BY:

Preferred Trust Company Custodian
FBO Ali Manuchehry, IRA


IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Mama's Cache, LLC BY:

Mama's Cache, LLC

IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Holden Eugene Lyman, a married man as his sole and separate property BY:

Holden Eugene Lyman, a married man as his sole and separate property

IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Preferred Trust Company Custodian
FBO Alisa N. Mirabal, IRA BY:

Preferred Trust Company Custodian
FBO Alisa N Mirabal, IRA

IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Preferred Trust Company Custodian
FBO Anthony R. Gloriani, IRA BY:

Preferred Trust Company Custodian
FBO Anthony R Gloriani, IRA

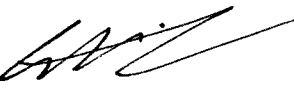
IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Preferred Trust Company Custodian
FBO William Bray, IRA BY:

Preferred Trust Company Custodian
FBO William Bray, IRA

IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Deahn M. Johnson, a married woman as her sole and separate property BY:

Deahn M Johnson, a married woman as her sole and separate property

IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Togiak Investments, LLC BY:

Togiak Investments, LLC

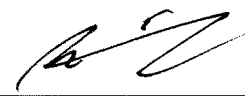
IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

Preferred Trust Company Custodian
FBO Ryan E. Davis, Roth IRA BY:

Preferred Trust Company Custodian
FBO Ryan E Davis, Roth IRA

IGNITE FUNDING
ATTORNEY IN FACT

BY: 
Patrick Vassar / AUTHORIZED SIGNER

STF Properties LLC

STF Properties, LLC

BY:

IGNITE FUNDING
ATTORNEY IN FACT

BY:

Patrick Vassar / AUTHORIZED SIGNER

Preferred Trust Company Custodian

FBO Lori Agar, IRA

BY:

IGNITE FUNDING
ATTORNEY IN FACT

BY:

Patrick Vassar / AUTHORIZED SIGNER

Preferred Trust Company Custodian
FBO Lori Agar, IRA

Preferred Trust Company Custodian

FBO Constance R. Johnson IRA

BY:

IGNITE FUNDING
ATTORNEY IN FACT

BY:

Patrick Vassar / AUTHORIZED SIGNER

Preferred Trust Company Custodian
FBO Constance R. Johnson, IRA

David T. Givens and Ying Fang, as
co-trustees of The Givens and Fang

Family Trust U/A dated March 19, 2015

BY:

IGNITE FUNDING
ATTORNEY IN FACT

BY:

Patrick Vassar / AUTHORIZED SIGNER

David T. Givens and Ying Fang, as
co-trustees of The Givens and Fang
Family Trust U/A dated March 19,
2015

STATE OF NEVADA]
COUNTY OF CLARK] s. s.

On 10/29/18 before me, the undersigned, a Notary Public in and for said state Personally appeared Patrick Vassar personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument for IGNITE FUNDING as the Attorney in Fact of SEE ABOVE and acknowledged to me that he/she subscribed his/her own name as such.

WITNESS My hand and official seal.

Signature

A Carlin

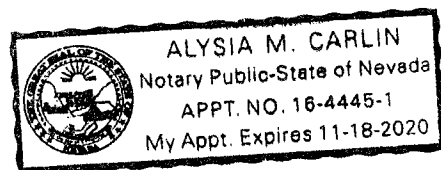


EXHIBIT A

LOAN #: 4498

Preferred Trust Company, LLC AS TO AN UNDIVIDED 100.00% INTEREST.

EXHIBIT "B"
Legal Description

Parcel A:

Commencing at the Southeast corner of Section 3, Township 20 North, Range 2 East, of the W.M., in Pierce County, Washington;
Thence North along the centerline of Mildred Street 882.5 feet;
Thence West 30 feet to a point on the West margin of Mildred Street, said point being the Northeast corner of property conveyed to Huber and Antilla Construction Co., a partnership, by deed recorded November 16, 1977 under recording number 2778927;
Thence West along the North line of said property 839.86 feet to the East line of the West 450 feet of the East 1,320 feet of said section, also being the East line of Parcel B conveyed to Christian Church Homes of Washington, a Washington Corporation, by deed recorded December 13, 1977 under recording number 2784930, and the true point of beginning;
Thence North along said East line 572.37 feet to the Southwest corner of Parcel A of said deed recorded under recording number 2784930;
Thence South 89°59'04" along the South line of said Parcel A, 200 feet;
Thence South 302.35 feet, to a point 270 feet North of the North line of said property conveyed to Huber and Antilla Construction Co.;
Thence East 70 feet;
Thence South 270 feet to the North line of said property conveyed to Huber and Antilla Construction Co.;
Thence West along said North line 270 feet to the true point of beginning.

Parcel B:

Perpetual Non-Exclusive easement for general driveway purposes and ingress and egress by pedestrian and vehicular traffic and reciprocal parking rights and the installing, construction, maintaining, using, repairing and reconstructions of drainage and utility improvements, as granted in instrument recorded April 14, 1981 under recording number 8104140164 and as amended by parking easement agreement recorded August 1, 1996 under auditor's file number 9608010236, records of Pierce County, Washington.

Parcel C:

A perpetual easement for Non-Exclusive rights to use of a road and utilities as granted by deed recorded under recording number 2953601 and as modified by "modification of easement agreement" recorded under recording number 8308250221, records of Pierce County, Washington.

Parcel D

Together with those certain beneficial easement rights as contained in instruments recorded under recording numbers 8412280316, 9608010236, and 200109180300

All parcels situate in the City of Tacoma, County of Pierce, State of Washington.