

May 9, 2023

RE: Thunder Mountain by Bakerson, LLC | Loan 5247

Dear Investor,

Enclosed please find a copy of the Notice of Default that was filed against the above-referenced property on behalf of the first lien position loan (Thunder Mountain by Bakerson, LLC – Loan 5078).

As we discussed in the previous communication to investors dated 2/21/23, the foreclosure process takes a minimum of 120 days in the state of Arizona. During this time the borrower may resolve the default by paying first position loan off or bringing the loan current; however, if the borrower is unable to satisfy the default of the first position loan within this 120 day “cure period” Ignite Funding, on behalf of the investors on Loan 5078, will take ownership of the property. The foreclosure date is scheduled to occur on May 22, 2023. If this occurs, your interest in the property will be eliminated and you would lose all of your principal investment in this loan.

Again, Ignite Funding is working with the borrower to explore all possible resolution strategies to avoid completing a foreclosure of the property; however, as the loan servicer we can only do what the borrower is willing to allow Ignite Funding to do during this time. We do not have a legal right to market this property for sale or seek resolutions on behalf of the borrower. Ignite Funding does not own this property.

Ignite Funding also wants to make sure you, as the lender on the second position loan, understands all your rights in regard to this default situation. As such, we want to inform you that all the investors, collectively, in this loan can opt to pay off the first position loan at the trustee sale and take ownership of the property. What this would require is that all investors on Loan 5247 agree to pay off the first position loan and complete a capital call by bringing their individual pro-rata share to the table before the trustee sale date.

Although this is an option available to you as a lender in a subordinate lien position, it is important that you understand that 100% investor participation is required and this strategy can not be executed unless all investors agree and pay their pro-rata portion of the sale price before the foreclosure. In addition, it is important that you understand that as of January 9, 2023, as shown on the enclosed notice of default, the balance due on the first position loan was \$3,283,150.00 and interest, late charges and fees have continued to accrue, bringing the total due on the foreclosure date of May 22, 2023 to **\$3,460,988.89**. Attached to this communication is Exhibit 1 which lists each investor’s account number and their pro-rata share of the capital contribution that will be required to execute this option.

Enclosed is an query ballot that we are requesting you complete to determine if the investors want to pursue this option. The results of this ballot will determine whether or not Ignite Funding will conduct a formal capital call of the investors on this loan. No funds are requested at this time, nor should you send any monies to Ignite Funding for this option. Again, we can only pursue this option if all investors in this loan elect to proceed with a buy-out of the first lien position loan.

YOUR IMMEDIATE BALLOT RESPONSE IS REQUIRED. Please return the attached ballot to Ignite Funding by Friday, May 12, 2023. Executed ballots may be emailed to clientservices@ignitefunding.com, texted to (702) 630-1313, faxed to (702) 739-7735, or mailed to:

Ignite Funding, LLC
ATTN: Compliance – Ballot Responses
6700 Via Austi Pkwy #300
Las Vegas, NV 89119

We will continue to keep you informed regarding the status of the property, including ballot results, through additional correspondence.

Please contact our Chief Compliance Officer should you have any questions.

Sincerely,

Ignite Funding

Exhibit 1 – Investor Pro Rata Share of Minimum Capital Contribution Requirement to Elect Buy-Out Option at trustee sale

Investor ID	Pro Rata Share	Minimum Capital Contribution for Buy-Out Option
6291	3.60%	\$124,595.60
6856	1.74%	\$60,221.21
8476	0.33%	\$11,421.26
9504	17.18%	\$594,597.89
7106	4.00%	\$138,439.56
6457	0.87%	\$30,110.60
7295	4.35%	\$150,553.02
8910	8.70%	\$301,106.03
9130	8.70%	\$301,106.03
8599	4.35%	\$150,553.02
9239	8.70%	\$301,106.03
9542	4.35%	\$150,553.02
6651	6.96%	\$240,884.83
8105	7.62%	\$263,727.35
6722	2.26%	\$78,218.35
8985	3.48%	\$120,442.41
7923	4.77%	\$165,089.17
8443	1.74%	\$60,221.21
7054	5.03%	\$174,087.74
8609	1.30%	\$44,992.86

May 9, 2023

Re: Thunder Mountain by Bakerson, LLC | Loan 5247

Please return your ballot (postmarked, faxed, texted, or emailed) by Friday, May 12, 2023.

Executed ballots may be emailed to clientservices@ignitefunding.com, texted to (702) 630-1313, faxed to (702) 739-7735, or mailed to:

Ignite Funding, LLC
ATTN: Compliance – Ballot Responses
6700 Via Austi Pkwy #300
Las Vegas, NV 89119

- ☐ **I/we agree to accept** the “buy-out” option described in the attached letter dated May 9, 2023. I understand that this option will require all investors in this loan to agree as well.

In addition, by selecting this option I further agree that I will meet the capital call requirements to proceed by wiring my pro-rata portion of the buyout (as shown on the enclosed Exhibit 1) to Ignite Funding a minimum of 3 business days before the trustee sale date.

- ☐ **I/we wish to reject** the “buy-out” option described in the attached letter dated May 9, 2023. I understand that if the borrower is not able to satisfy the default of the loan obligation on the first position loan (Loan 5078) and the foreclosure of the property is executed, my position on the property will be eliminated and I stand to lose my entire principal balance on this loan.

By my/our signature(s) below I/we do hereby acknowledge my/our understanding of this proposal and my/our decision of acceptance or refusal as marked above. I/we do further agree and acknowledge that Ignite Funding, LLC hereby provides no guarantees regarding the performance and outcome of the proposed action.

Investor Acknowledgement:		
Print Name	Signature	Date

Investor Acknowledgement:		
Print Name	Signature	Date

**STATEMENT OF BREACH OR NON-PERFORMANCE/
ADDITIONAL NOTICE OF TRUSTEE'S SALE**

The undersigned BENEFICIARY, **Ignite Funding, LLC**, a Nevada limited liability company, FBO others, hereby gives notice that a breach or non-performance of the Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing executed as amended, modified or assigned (collectively, "Deed of Trust"), as outlined in the Notice of Trustee Sale has occurred. **Thunder Mountain by Bakerson, LLC**, an Arizona limited liability company, is the TRUSTOR in the Deed of Trust.

The nature of the breach or non-performance is the failure by borrower and trustor, **Thunder Mountain by Bakerson, LLC** to:

1. Pay the loan in full on or before its maturity date as contractually obligated pursuant to the terms of the Promissory Note dated May 11, 2021.

Indebtedness: The balance of the loan as of January 9, 2023, was \$3,283,150.00. This amount is subject to change upon the calculation of accrued and accruing interest, late charges, fees, and attorneys' fees and costs.

NOTICE IS HEREBY GIVEN TO ALL PERSONS WHOSE INTEREST OR INTERESTS IN THE TRUST PROPERTY IS SUBORDINATE IN PRIORITY TO SAID DEED OF TRUST THAT SUCH INTEREST OR INTERESTS MAY BE TERMINATED BY SAID TRUSTEE'S SALE.

The undersigned beneficiary under the Deed of Trust hereby appoints JAMES B. BALL, of the firm BALL, SANTIN & MCLERAN, P.L.C., 2999 North 44th Street, Suite 500, Phoenix, Arizona 85018, as its attorney-in-fact for the purpose of receiving and accepting any payments required for full reinstatement of the note and deed of trust referred to herein pursuant to A.R.S. §33-813(A). Pursuant to A. R. S. §33-813, any person entitled by law to reinstate said Deed of Trust must (1) cure all of the foregoing breaches or non-performances and any other defaults under the Deed of Trust, (2) pay all sums that may be advanced by the Beneficiary under the Deed of Trust, and (3) pay all costs and expenses of the Trustee's Sale, including attorney's fees, recording fees, and trustee's fees. Trustee will accept only cash or cashier's check for reinstatement. Reinstatement payment must be paid before five o'clock p.m. on the last day other than a Saturday or legal holiday before the date of sale at Trustee's offices set forth above. Any additional sums due by the terms of the instruments after date hereof must be paid at the time of reinstatement.

THE BENEFICIARY OF SAID DEED OF TRUST HAS ELECTED TO SELL OR CAUSE TO BE SOLD THE PROPERTY DESCRIBED IN SAID DEED OF TRUST AT A TRUSTEE'S SALE IN COMPLIANCE WITH ARIZONA LAW.

Dated: February 6, 2023.

Ignite Funding, LLC, a Nevada limited liability company

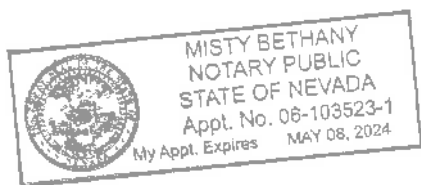
By: [Signature]
Name: Carrie Cook
Title: President

State of NEVADA)
) ss.
County of Clark)

The foregoing instrument was acknowledged before me this 6th day of February, 2023, by Carrie Cook as President of **Ignite Funding, LLC**, a Nevada limited liability company, on behalf of the company.

My commission expires: 5/8/2024

[Signature]
Notary Public



When Recorded Mail To:
Ball, Santin & McLeran, P.L.C.
2999 North 44th Street, Suite 500
Phoenix, Arizona 85018
Attn: MG

NOTICE OF TRUSTEE'S SALE

The following legally described trust property will be sold, pursuant to the power of sale under this Construction Deed of Trust, recorded May 11, 2021, at Document Number 2021-12666, in the Official Records of the Cochise County Recorder, Arizona. **NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE.**

Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder at **the front entrance to the County Courthouse located at 100 Quality Hill, Bisbee, Arizona**, in Cochise County, on **May 22, 2023, at 11 o'clock a.m.**, to the highest bidder.

Legally described as:

See Exhibit "A" attached hereto.

Tax parcel number(s): 107-51-262D

Original principal balance: \$3,100,000.00

The street address/location of the real property described above is purported to be:

1631 South AZ-91, Sierra Vista, Arizona – Cochise County

Name and address of beneficiary:
Ignite Funding, LLC
6700 Via Austi Parkway, Suite 300
Las Vegas, Nevada 89119

Name and address of original trustor:

Thunder Mountain by Bakerson, LLC

1 Easy Street #1375

Carefree, AZ 85331

Attn: Bruce Wuollet

Name, address and telephone number of Trustee/Successor Trustee:

James B. Ball

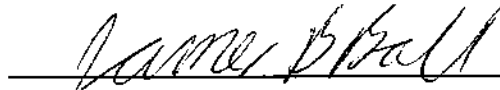
BALL, SANTIN & MCLERAN, PLC

2999 North 44th Street, Suite 500

Phoenix, Arizona 85018

602/840-1400 Telephone

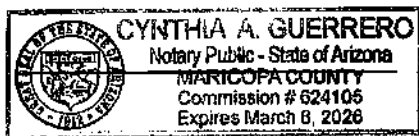
Dated this 15th day of February, 2023.


James B. Ball, Attorney at Law
Trustee/Successor Trustee, is qualified per
A.R.S. § 33-803(A)(2), as a Member of the State
Bar of Arizona

State of Arizona)
)ss.
County of Maricopa)

On this 15th day of February, 2023, before me personally appeared James B. Ball, Attorney at Law, as Trustee/Successor Trustee, whom I know personally, and acknowledged that he executed the same.

Commission Stamp:




Notary Public
My Commission Expires: 3.8.2026

Exhibit A
Beneficial Interest Holders

Barbara Hoeppner Valadez and Martin Martinez Valadez, together as joint tenants AS TO AN UNDIVIDED 0.16% INTEREST.

Forge Trust Co. CFBO Renee Elaine Carlson, Roth IRA #439721, Tax ID: 26-2627205 AS TO AN UNDIVIDED 1.29% INTEREST.

Preferred Trust Company Custodian FBO Roberta Jean Bailey, IRA AS TO AN UNDIVIDED 0.96% INTEREST.

Preferred Trust Company Custodian FBO Lorenzo Gomez Rivera Jr., IRA AS TO AN UNDIVIDED 0.19% INTEREST.

Brian John Ottman, a married man as his sole and separate property AS TO AN UNDIVIDED 0.48% INTEREST.

Preferred Trust Company Custodian FBO Karen Shanette Saul, Roth IRA AS TO AN UNDIVIDED 0.42% INTEREST.

Preferred Trust Company Custodian FBO Terry Paul Urwiler, IRA AS TO AN UNDIVIDED 0.96% INTEREST.

Preferred Trust Company Custodian FBO Eberhard Schenk, IRA AS TO AN UNDIVIDED 0.27% INTEREST.

Preferred Trust Company Custodian FBO Theodore Judson Bodwell II, IRA AS TO AN UNDIVIDED 0.96% INTEREST.

Preferred Trust Company Custodian FBO Georgia Joyce Calivas, IRA AS TO AN UNDIVIDED 0.64% INTEREST.

Preferred Trust Company Custodian FBO Sandra Jean Davis, IRA AS TO AN UNDIVIDED 0.51% INTEREST.

Manuel Anthony Estrada and Margaret Louise Estrada, together as joint tenants AS TO AN UNDIVIDED 0.80% INTEREST.

Preferred Trust Company Custodian FBO Suellen Junko Kotake-Hollars, IRA AS TO AN UNDIVIDED 0.37% INTEREST.

Preferred Trust Company Custodian FBO Linda A Dubbs, Roth IRA AS TO AN UNDIVIDED 0.29% INTEREST.

Karon Vander Wall, a single woman as her sole and separate property AS TO AN UNDIVIDED 0.32% INTEREST.

Preferred Trust Company Custodian FBO Jerry Lynn Schroeder, IRA AS TO AN UNDIVIDED 0.28% INTEREST.

Preferred Trust Company Custodian FBO Thomas Loren Easterday, IRA AS TO AN UNDIVIDED 0.28% INTEREST.

Preferred Trust Company Custodian FBO Steven Graff Levine, IRA AS TO AN UNDIVIDED 0.94% INTEREST.

David T Givens and Ying Fang, as co-trustees of The Givens and Fang Family Trust U/A dated March 19, 2015 AS TO AN UNDIVIDED 0.64% INTEREST.

Aamir Anwar, a married man as his sole and separate property AS TO AN UNDIVIDED 3.22% INTEREST.

Preferred Trust Company Custodian FBO Hugh Richard Fischer, IRA AS TO AN UNDIVIDED 0.22% INTEREST.

Preferred Trust Company Custodian FBO Jefferson Leroy Rice Jr., IRA AS TO AN UNDIVIDED 0.24% INTEREST.

Preferred Trust Company Custodian FBO Patricia H Sanders, IRA AS TO AN UNDIVIDED 1.61% INTEREST.

Preferred Trust Company Custodian FBO Alexander Shulgin, IRA AS TO AN UNDIVIDED 0.32% INTEREST.

Dallas Wayne Kester, a single man as his sole and separate property AS TO AN UNDIVIDED 0.96% INTEREST.

Preferred Trust Company Custodian FBO Tracy Denise Brooks, IRA AS TO AN UNDIVIDED 1.10% INTEREST.

Randall T Laurence, a married man as his sole and separate property AS TO AN UNDIVIDED 3.22% INTEREST.

George Waldemer Hyslop, a married man as his sole and separate property AS TO AN UNDIVIDED 0.48% INTEREST.

Preferred Trust Company Custodian FBO Guy Eugene Baker, Roth IRA AS TO AN UNDIVIDED 0.59% INTEREST.

ACAA & Associates, Inc. AS TO AN UNDIVIDED 0.48% INTEREST.

Preferred Trust Company Custodian FBO Greg Lee Ross, IRA AS TO AN UNDIVIDED 2.77% INTEREST.

Preferred Trust Company Custodian FBO Wayne K Mills, IRA AS TO AN UNDIVIDED 1.20% INTEREST.

Preferred Trust Company Custodian FBO Ann Marie Molner, IRA AS TO AN UNDIVIDED 1.42% INTEREST.

Preferred Trust Company Custodian FBO Miodrag Radmilo Dostanic, IRA AS TO AN UNDIVIDED 0.70% INTEREST.

Lindsey James Parker, a married man as his sole and separate property AS TO AN UNDIVIDED 0.32% INTEREST.

Preferred Trust Company Custodian FBO Jeff A Tipton, IRA AS TO AN UNDIVIDED 0.32% INTEREST.

Preferred Trust Company Custodian FBO Siobhan M King, IRA AS TO AN UNDIVIDED 0.54% INTEREST.

Preferred Trust Company Custodian FBO Rebecca Joyce Jones, IRA AS TO AN UNDIVIDED 0.32% INTEREST.

Preferred Trust Company Custodian FBO Lawrence Eugene Jones, IRA AS TO AN UNDIVIDED 1.00% INTEREST.

Preferred Trust Company Custodian FBO Alicia D Golden, IRA AS TO AN UNDIVIDED 1.60% INTEREST.

The Nadjombati Revocable Living Trust AS TO AN UNDIVIDED 0.64% INTEREST.

Nathanial Peter Lim, a single man as his sole and separate property AS TO AN UNDIVIDED 0.32% INTEREST.

SA 1044, LLC AS TO AN UNDIVIDED 1.00% INTEREST.

Preferred Trust Company Custodian FBO James William Casparie, Inherited Traditional IRA AS TO AN UNDIVIDED 0.23% INTEREST.

Preferred Trust Company Custodian FBO Lawrence E Brown, IRA AS TO AN UNDIVIDED 1.25% INTEREST.

James Bayard Haley, a single man as his sole and separate property AS TO AN UNDIVIDED 0.32% INTEREST.

Preferred Trust Company Custodian FBO Julia Mary Sullivan, IRA AS TO AN UNDIVIDED 0.29% INTEREST.

Carla L White and William N White, trustees, or their successors in interest, of the William and Carla White Living Trust dated April 12, 2019, and any amendments thereto AS TO AN UNDIVIDED 0.77% INTEREST.

Preferred Trust Company Custodian FBO Tee Kent Ness, IRA AS TO AN UNDIVIDED 0.25% INTEREST.

Preferred Trust Company Custodian FBO Edward John Shultz, IRA AS TO AN UNDIVIDED 0.48% INTEREST.

Andrew Adam Di Puccio, a married man as his sole and separate property AS TO AN UNDIVIDED 0.45% INTEREST.

James Assen Trah and Heidi W Trah, together as joint tenants AS TO AN UNDIVIDED 0.64% INTEREST.

William Sherman Jardine, a married man as his sole and separate property AS TO AN UNDIVIDED 0.48% INTEREST.

Donald George Eckrod Jr., a married man as his sole and separate property AS TO AN UNDIVIDED 1.61% INTEREST.

Preferred Trust Company Custodian FBO Sarah Louise Minihane, IRA AS TO AN UNDIVIDED 0.20% INTEREST.

Preferred Trust Company Custodian FBO Cynthia Rose Gonzales, IRA AS TO AN UNDIVIDED 0.39% INTEREST.

Preferred Trust Company Custodian FBO Andrew Shane Sutton, IRA AS TO AN UNDIVIDED 0.90% INTEREST.

Preferred Trust Company Custodian FBO Robert Douglas Maine, Roth IRA AS TO AN UNDIVIDED 0.32% INTEREST.

Colby Alexander-Assen Constantine, a married man as his sole and separate property AS TO AN UNDIVIDED 0.16% INTEREST.

Preferred Trust Company Custodian FBO Brenda Gail Smith, SEP IRA AS TO AN UNDIVIDED 0.32% INTEREST.

Ronald Jeremy Shulman, a married man as his sole and separate property AS TO AN UNDIVIDED 0.32% INTEREST.

Preferred Trust Company Custodian FBO Richard Flynn, Roth IRA AS TO AN UNDIVIDED 0.36% INTEREST.

Ted A Miller and Tamara D Miller, together as joint tenants AS TO AN UNDIVIDED 0.64% INTEREST.

Ranchgirl Real Estate, LLC AS TO AN UNDIVIDED 1.61% INTEREST.

Cailleaux Legacy Trust AS TO AN UNDIVIDED 0.80% INTEREST.

**EXHIBIT B
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COCHISE, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

All that portion of Lot 1, Section 7, Township 22 South, Range 21 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

BEGINNING at Highway Marker 204, being a point on the East line of State Highway 92, as shown on the plat of PUEBLO DEL SOL-DOS, recorded in Book 9 of Maps, Page 29, records of Cochise County, Arizona, from whence marker in the Northwest corner of said Section 7 bears North 34 degrees 58 minutes 03 seconds West a distance of 173.57 feet;

Thence along said East line, North 00 degrees 00 minutes 29 seconds East a distance of 102.00 feet to the South right of way line of Snyder Boulevard as dedicated on Plat of PUEBLO DEL SOL UNIT NO. 5, recorded in Book 10 of Maps, Page 8, records of Cochise County, Arizona;

Thence continuing along said Southerly line of Snyder Boulevard, South 89 degrees 59 minutes 44 seconds East 23.97 feet to the beginning of a curve to the right, having a radius of 425.00 feet;

Thence continuing along said Southerly line of Snyder Boulevard, Southeasterly along the arc of said curve, through a central angle of 33 degrees 47 minutes 37 seconds an arc distance of 250.67 feet;

Thence continuing along said Southerly line of Snyder Boulevard, South 56 degrees 12 minutes 07 seconds East 315.70 feet;

Thence South 00 degrees 00 minutes 16 seconds West 343.17 feet;

Thence North 89 degrees 59 minutes 44 seconds West 522.77 feet to a point on the East line of said State Highway 92;

Thence along the East line of said State Highway, North 00 degrees 00 minutes 16 seconds East a distance of 488.57 feet to the POINT OF BEGINNING;

EXCEPT all oil, gas and other minerals as reserved in Deeds recorded in Docket 769, Page 138, records of Cochise County, Arizona;

EXCEPT any portion lying within the following described Parcels A and B:

PARCEL A:

BEGINNING at Highway Marker 204, being a point on the East line of State Highway 92 as shown on the plat of PUEBLO DEL SOL-DOS, recorded in Book 9 of Maps, Page 29, records of Cochise County, Arizona, from which marker the Northwest corner of said Section 7 bears North 34 degrees 58 minutes 03 seconds West a distance of 173.57 feet;

Thence along said East line North 00 degrees 00 minutes 29 seconds East a distance of 102.00 feet to the South right of way line of Snyder Boulevard as dedicated on plat of PUEBLO DEL SOL UNIT NO. 5, recorded in Book 10 of Maps, Page 8, records of Cochise County, Arizona;

Thence continuing along the Southerly line of Snyder Boulevard, South 89 degrees 59 minutes 44 seconds East 23.97 feet to the beginning of a curve to the right, having a radius of 425.00 feet;

Thence continuing along the Southerly line of Snyder Boulevard, Southeasterly along the arc of said curve, through a central angle of 33 degrees 47 minutes 37 seconds an arc distance of 250.67;

Thence continuing along the Southerly line of Snyder Boulevard, South 56 degrees 12 minutes 07 seconds East 315.70 feet;

Thence South 00 degrees 00 minutes 16 seconds West 43.17 feet;

Thence North 89 degrees 59 minutes 44 seconds West 392.72 feet;

Thence North 00 degrees 00 minutes 16 seconds East 90.00 feet;

Thence North 89 degrees 59 minutes 44 seconds West 130.00 feet to a point on the East line of said State Highway 92;

Thence along the East line of said State Highway North 00 degrees 00 minutes 16 seconds East a distance of 98.57 feet to the POINT OF BEGINNING.

PARCEL B:

COMMENCING at the Northwest corner of said Section 7;

Thence South 34 degrees 57 minutes 23 seconds East, a distance of 173.72 feet to an Arizona Department of Transportation right of way marker located on the Easterly right of way of Highway 92 said marker being South 00 degrees 02 minutes 40 seconds West along said right of way and a distance of 102.05 feet from the intersection of the Southerly right of way of Snyder Boulevard and the Easterly right of way of Highway 92;

Thence South 00 degrees 02 minutes 40 seconds West along said right of way, a distance of 98.70 feet to a found 1/2" reinforcement bar and set a tag stamped LS 43073;

Thence continuing South 00 degrees 02 minutes 40 seconds West along said right of way, a distance of 46.62 feet to a set 1/2" reinforcement bar capped LS 43073 and the POINT OF BEGINNING;

Thence South 89 degrees 59 minutes 44 seconds East, a distance of 25.81 feet to a set 1/2" reinforcement bar capped LS 43073;

Thence South 00 degrees 01 minutes 22 seconds West, a distance of 94.04 feet to a set 1/2" reinforcement bar capped LS 43073;

Thence North 90 degrees 00 minutes 00 seconds East, 150.82 feet to a set 1/2" reinforcement bar capped LS 43073;

Thence South 00 degrees 58 minutes 42 seconds West, a distance of 81.86 feet to a set 1/2" reinforcement bar capped LS 43073;

Thence South 00 degrees 32 minutes 39 seconds East, a distance of 167.40 feet to a set 1/2" reinforcement bar capped LS 43073;

Thence North 89 degrees 58 minutes 36 seconds West, a distance of 176.71 feet to a found 1/2" reinforcement bar and set a tag stamped LS 43073 at the Easterly right of way of Highway 92;

Thence North 00 degrees 01 minutes 11 seconds East along said right of way, a distance of 343.20 feet to the POINT OF BEGINNING.

PARCEL 2:

Non-Exclusive vehicular parking and vehicular and pedestrian ingress and egress as set forth in Reciprocal Parking and Driveway Easement and Maintenance Agreement recorded November 03, 2006

in Recording No. 0611-41328 and created by survey recorded in Book 33 of Surveys, Page 69, records of Cochise County, Arizona.

APN: 107-51-262D

When recorded mail to:

Ball, Santin & McLeran, P.L.C.
2999 North 44th Street, Suite 500
Phoenix, Arizona 85018

NOTICE OF SUBSTITUTION OF TRUSTEE

The undersigned BENEFICIARY hereby appoints **JAMES B. BALL**, a member of the State Bar of Arizona, with offices located at 2999 North 44th Street, Suite 500, Phoenix, AZ 85018, SUCCESSOR TRUSTEE under the Construction Deed of Trust, Assignment executed by **Thunder Mountain by Bakerson, LLC**, an Arizona limited liability company, as the TRUSTOR, in which **Ignite Funding, LLC**, a Nevada limited liability company, FBO the Parties listed on Exhibit A hereto, is named BENEFICIARY and **Fidelity National Title Insurance Company**, is named TRUSTEE.

Said Deed of Trust recorded May 11, 2021, at Document Number 2021-12666, in the Official Records of the Cochise County Recorder, Arizona. The property is described in Exhibit B attached hereto.

The successor trustee appointed herein qualifies as a trustee of the trust deed in the trustee's capacity as a member of the State Bar of Arizona as required by Arizona Revised Statutes §33-803, subsection A.

Dated: February 6, 2023.

Ignite Funding, LLC, a Nevada limited liability company

By: [Signature]
Name: Carrie Cook
Title: President

State of NEVADA)
) ss.
County of Clark)

The foregoing instrument was acknowledged before me this 10th day of February, 2023, by Carrie Cook as President of **Ignite Funding, LLC**, a Nevada limited liability company, on behalf of the company.

My commission expires: 5/8/2024

[Signature]
Notary Public

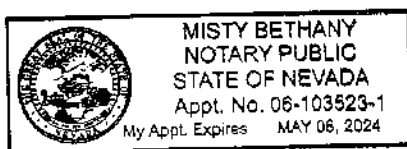


Exhibit A
Beneficial Interest Holders

Barbara Hoeppner Valadez and Martin Martinez Valadez, together as joint tenants AS TO AN UNDIVIDED 0.16% INTEREST.
 Forge Trust Co. CFBO Renee Elaine Carlson, Roth IRA #439721, Tax ID: 26-2627205 AS TO AN UNDIVIDED 1.29% INTEREST.
 Preferred Trust Company Custodian FBO Roberta Jean Bailey, IRA AS TO AN UNDIVIDED 0.96% INTEREST.
 Preferred Trust Company Custodian FBO Lorenzo Gomez Rivera Jr., IRA AS TO AN UNDIVIDED 0.19% INTEREST.
 Brian John Ottman, a married man as his sole and separate property AS TO AN UNDIVIDED 0.48% INTEREST.
 Preferred Trust Company Custodian FBO Karen Shanette Saul, Roth IRA AS TO AN UNDIVIDED 0.42% INTEREST.
 Preferred Trust Company Custodian FBO Terry Paul Urwiler, IRA AS TO AN UNDIVIDED 0.96% INTEREST.
 Preferred Trust Company Custodian FBO Eberhard Schenk, IRA AS TO AN UNDIVIDED 0.27% INTEREST.
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 Preferred Trust Company Custodian FBO Thomas Loren Easterday, IRA AS TO AN UNDIVIDED 0.28% INTEREST.
 Preferred Trust Company Custodian FBO Steven Graff Levine, IRA AS TO AN UNDIVIDED 0.94% INTEREST.
 David T Givens and Ying Fang, as co-trustees of The Givens and Fang Family Trust U/A dated March 19, 2015 AS TO AN UNDIVIDED 0.64% INTEREST.
 Aamir Anwar, a married man as his sole and separate property AS TO AN UNDIVIDED 3.22% INTEREST.
 Preferred Trust Company Custodian FBO Hugh Richard Fischer, IRA AS TO AN UNDIVIDED 0.22% INTEREST.

Preferred Trust Company Custodian FBO Jefferson Leroy Rice Jr., IRA AS TO AN UNDIVIDED 0.24% INTEREST.

Preferred Trust Company Custodian FBO Patricia H Sanders, IRA AS TO AN UNDIVIDED 1.61% INTEREST.

Preferred Trust Company Custodian FBO Alexander Shulgin, IRA AS TO AN UNDIVIDED 0.32% INTEREST.

Dallas Wayne Kester, a single man as his sole and separate property AS TO AN UNDIVIDED 0.96% INTEREST.

Preferred Trust Company Custodian FBO Tracy Denise Brooks, IRA AS TO AN UNDIVIDED 1.10% INTEREST.

Randall T Laurence, a married man as his sole and separate property AS TO AN UNDIVIDED 3.22% INTEREST.

George Waldemer Hyslop, a married man as his sole and separate property AS TO AN UNDIVIDED 0.48% INTEREST.

Preferred Trust Company Custodian FBO Guy Eugene Baker, Roth IRA AS TO AN UNDIVIDED 0.59% INTEREST.

ACAA & Associates, Inc. AS TO AN UNDIVIDED 0.48% INTEREST.

Preferred Trust Company Custodian FBO Greg Lee Ross, IRA AS TO AN UNDIVIDED 2.77% INTEREST.

Preferred Trust Company Custodian FBO Wayne K Mills, IRA AS TO AN UNDIVIDED 1.20% INTEREST.

Preferred Trust Company Custodian FBO Ann Marie Molner, IRA AS TO AN UNDIVIDED 1.42% INTEREST.

Preferred Trust Company Custodian FBO Miodrag Radmilo Dostanic, IRA AS TO AN UNDIVIDED 0.70% INTEREST.

Lindsey James Parker, a married man as his sole and separate property AS TO AN UNDIVIDED 0.32% INTEREST.

Preferred Trust Company Custodian FBO Jeff A Tipton, IRA AS TO AN UNDIVIDED 0.32% INTEREST.

Preferred Trust Company Custodian FBO Siobhan M King, IRA AS TO AN UNDIVIDED 0.54% INTEREST.

Preferred Trust Company Custodian FBO Rebecca Joyce Jones, IRA AS TO AN UNDIVIDED 0.32% INTEREST.

Preferred Trust Company Custodian FBO Lawrence Eugene Jones, IRA AS TO AN UNDIVIDED 1.00% INTEREST.

Preferred Trust Company Custodian FBO Alicia D Golden, IRA AS TO AN UNDIVIDED 1.60% INTEREST.

The Nadjombati Revocable Living Trust AS TO AN UNDIVIDED 0.64% INTEREST.

Nathanial Peter Lim, a single man as his sole and separate property AS TO AN UNDIVIDED 0.32% INTEREST.

SA 1044, LLC AS TO AN UNDIVIDED 1.00% INTEREST.

Preferred Trust Company Custodian FBO James William Casparie, Inherited Traditional IRA AS TO AN UNDIVIDED 0.23% INTEREST.

Preferred Trust Company Custodian FBO Lawrence E Brown, IRA AS TO AN UNDIVIDED 1.25% INTEREST.

James Bayard Haley, a single man as his sole and separate property AS TO AN UNDIVIDED 0.32% INTEREST.

Preferred Trust Company Custodian FBO Julia Mary Sullivan, IRA AS TO AN UNDIVIDED 0.29% INTEREST.

Carla L White and William N White, trustees, or their successors in interest, of the William and Carla White Living Trust dated April 12, 2019, and any amendments thereto AS TO AN UNDIVIDED 0.77% INTEREST.

Preferred Trust Company Custodian FBO Tee Kent Ness, IRA AS TO AN UNDIVIDED 0.25% INTEREST.

Preferred Trust Company Custodian FBO Edward John Shultz, IRA AS TO AN UNDIVIDED 0.48% INTEREST.

Andrew Adam Di Puccio, a married man as his sole and separate property AS TO AN UNDIVIDED 0.45% INTEREST.

James Assen Trah and Heidi W Trah, together as joint tenants AS TO AN UNDIVIDED 0.64% INTEREST.

William Sherman Jardine, a married man as his sole and separate property AS TO AN UNDIVIDED 0.48% INTEREST.

Donald George Eckrod Jr., a married man as his sole and separate property AS TO AN UNDIVIDED 1.61% INTEREST.

Preferred Trust Company Custodian FBO Sarah Louise Minihane, IRA AS TO AN UNDIVIDED 0.20% INTEREST.

Preferred Trust Company Custodian FBO Cynthia Rose Gonzales, IRA AS TO AN UNDIVIDED 0.39% INTEREST.

Preferred Trust Company Custodian FBO Andrew Shane Sutton, IRA AS TO AN UNDIVIDED 0.90% INTEREST.

Preferred Trust Company Custodian FBO Robert Douglas Maine, Roth IRA AS TO AN UNDIVIDED 0.32% INTEREST.

Colby Alexander-Assen Constantine, a married man as his sole and separate property AS TO AN UNDIVIDED 0.16% INTEREST.

Preferred Trust Company Custodian FBO Brenda Gail Smith, SEP IRA AS TO AN UNDIVIDED 0.32% INTEREST.

Ronald Jeremy Shulman, a married man as his sole and separate property AS TO AN UNDIVIDED 0.32% INTEREST.

Preferred Trust Company Custodian FBO Richard Flynn, Roth IRA AS TO AN UNDIVIDED 0.36% INTEREST.

Ted A Miller and Tamara D Miller, together as joint tenants AS TO AN UNDIVIDED 0.64% INTEREST.

Ranchgirl Real Estate, LLC AS TO AN UNDIVIDED 1.61% INTEREST.

Cailleaux Legacy Trust AS TO AN UNDIVIDED 0.80% INTEREST.

**EXHIBIT B
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COCHISE, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

All that portion of Lot 1, Section 7, Township 22 South, Range 21 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

BEGINNING at Highway Marker 204, being a point on the East line of State Highway 92, as shown on the plat of PUEBLO DEL SOL-DOS, recorded in Book 9 of Maps, Page 29, records of Cochise County, Arizona, from whence marker in the Northwest corner of said Section 7 bears North 34 degrees 58 minutes 03 seconds West a distance of 173.57 feet;

Thence along said East line, North 00 degrees 00 minutes 29 seconds East a distance of 102.00 feet to the South right of way line of Snyder Boulevard as dedicated on Plat of PUEBLO DEL SOL UNIT NO. 5, recorded in Book 10 of Maps, Page 8, records of Cochise County, Arizona;

Thence continuing along said Southerly line of Snyder Boulevard, South 89 degrees 59 minutes 44 seconds East 23.97 feet to the beginning of a curve to the right, having a radius of 425.00 feet;

Thence continuing along said Southerly line of Snyder Boulevard, Southeasterly along the arc of said curve, through a central angle of 33 degrees 47 minutes 37 seconds an arc distance of 250.67 feet;

Thence continuing along said Southerly line of Snyder Boulevard, South 56 degrees 12 minutes 07 seconds East 315.70 feet;

Thence South 00 degrees 00 minutes 16 seconds West 343.17 feet;

Thence North 89 degrees 59 minutes 44 seconds West 522.77 feet to a point on the East line of said State Highway 92;

Thence along the East line of said State Highway, North 00 degrees 00 minutes 16 seconds East a distance of 488.57 feet to the POINT OF BEGINNING;

EXCEPT all oil, gas and other minerals as reserved in Deeds recorded in Docket 769, Page 138, records of Cochise County, Arizona;

EXCEPT any portion lying within the following described Parcels A and B:

PARCEL A:

BEGINNING at Highway Marker 204, being a point on the East line of State Highway 92 as shown on the plat of PUEBLO DEL SOL-DOS, recorded in Book 9 of Maps, Page 29, records of Cochise County, Arizona, from which marker the Northwest corner of said Section 7 bears North 34 degrees 58 minutes 03 seconds West a distance of 173.57 feet;

Thence along said East line North 00 degrees 00 minutes 29 seconds East a distance of 102.00 feet to the South right of way line of Snyder Boulevard as dedicated on plat of PUEBLO DEL SOL UNIT NO. 5, recorded in Book 10 of Maps, Page 8, records of Cochise County, Arizona;

Thence continuing along the Southerly line of Snyder Boulevard, South 89 degrees 59 minutes 44 seconds East 23.97 feet to the beginning of a curve to the right, having a radius of 425.00 feet;

Thence continuing along the Southerly line of Snyder Boulevard, Southeasterly along the arc of said curve, through a central angle of 33 degrees 47 minutes 37 seconds an arc distance of 250.67;

Thence continuing along the Southerly line of Snyder Boulevard, South 56 degrees 12 minutes 07 seconds East 315.70 feet;

Thence South 00 degrees 00 minutes 16 seconds West 43.17 feet;

Thence North 89 degrees 59 minutes 44 seconds West 392.72 feet;

Thence North 00 degrees 00 minutes 16 seconds East 90.00 feet;

Thence North 89 degrees 59 minutes 44 seconds West 130.00 feet to a point on the East line of said State Highway 92;

Thence along the East line of said State Highway North 00 degrees 00 minutes 16 seconds East a distance of 98.57 feet to the POINT OF BEGINNING.

PARCEL B:

COMMENCING at the Northwest corner of said Section 7;

Thence South 34 degrees 57 minutes 23 seconds East, a distance of 173.72 feet to an Arizona Department of Transportation right of way marker located on the Easterly right of way of Highway 92 said marker being South 00 degrees 02 minutes 40 seconds West along said right of way and a distance of 102.05 feet from the intersection of the Southerly right of way of Snyder Boulevard and the Easterly right of way of Highway 92;

Thence South 00 degrees 02 minutes 40 seconds West along said right of way, a distance of 98.70 feet to a found 1/2" reinforcement bar and set a tag stamped LS 43073;

Thence continuing South 00 degrees 02 minutes 40 seconds West along said right of way, a distance of 46.62 feet to a set 1/2" reinforcement bar capped LS 43073 and the POINT OF BEGINNING;

Thence South 89 degrees 59 minutes 44 seconds East, a distance of 25.81 feet to a set 1/2" reinforcement bar capped LS 43073;

Thence South 00 degrees 01 minutes 22 seconds West, a distance of 94.04 feet to a set 1/2" reinforcement bar capped LS 43073;

Thence North 90 degrees 00 minutes 00 seconds East, 150.82 feet to a set 1/2" reinforcement bar capped LS 43073;

Thence South 00 degrees 58 minutes 42 seconds West, a distance of 81.86 feet to a set 1/2" reinforcement bar capped LS 43073;

Thence South 00 degrees 32 minutes 39 seconds East, a distance of 167.40 feet to a set 1/2" reinforcement bar capped LS 43073;

Thence North 89 degrees 58 minutes 36 seconds West, a distance of 176.71 feet to a found 1/2" reinforcement bar and set a tag stamped LS 43073 at the Easterly right of way of Highway 92;

Thence North 00 degrees 01 minutes 11 seconds East along said right of way, a distance of 343.20 feet to the POINT OF BEGINNING.

PARCEL 2:

Non-Exclusive vehicular parking and vehicular and pedestrian ingress and egress as set forth in Reciprocal Parking and Driveway Easement and Maintenance Agreement recorded November 03, 2006

in Recording No. 0611-41328 and created by survey recorded in Book 33 of Surveys, Page 69, records of Cochise County, Arizona.

APN: 107-51-262D