

**WHEN RECORDED MAIL AND
SEND TAX STATEMENTS TO:**

Thunder Mountain 5078 LLC
c/o its Registered Agent Carrie Cook
6700 Via Austi Parkway #300
Las Vegas, Nevada 89119

TRUSTEE'S DEED UPON SALE ARIZONA

Affidavit of Value Exempt Pursuant to
A.R.S Section 11-1134(B)(1)

James B. Ball, as Successor Trustee, does hereby grant and convey without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by him as Successor Trustee under the Construction Deed of Trust as defined below, to:

THUNDER MOUNTAIN 5078 LLC, a Nevada limited liability company (herein "Grantee");

The real property, situated in the County of Cochise, State of Arizona as described as follows:

Exhibit "A" and "B" attached hereto.

This conveyance is made pursuant to the power of sale, conferred upon Trustee by the **Construction Deed of Trust**, (hereinafter called "Deed of Trust") dated May 11, 2021, among **Thunder Mountain by Bakerson, LLC, an Arizona limited liability company**, an Arizona limited liability company, as TRUSTOR, **Ignite Funding FBO Exhibit A, a Nevada limited liability company**, as BENEFICIARY and **Fidelity National Title Insurance Company**, as TRUSTEE, and recorded May 11, 2021, at Instrument Number 2021-12666, Official Records of Cochise County Recorder, Arizona.

After fulfillment by the Successor Trustee of the conditions specified in said Deed of Trust, and in compliance with the laws of the State of Arizona; Trustee, in compliance with the Notice of Trustee's Sale recorded on February 16, 2023, at Instrument Number 2023-02818, Official Recorder of Cochise County Recorder, Arizona, and in exercise of his powers under said Construction Deed of Trust sold said real property at public auction on November 2, 2023. Grantee became the purchaser of said property for the amount bid, being \$1,000,000.00.

Dated: November 3, 2023.

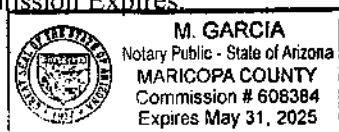
By: 
JAMES B. BALL, Successor Trustee

STATE OF ARIZONA)

)ss.
County of Maricopa)

On this 3 day of November, 2023, before me personally appeared James B. Ball, as Successor Trustee, whom I know personally, and acknowledged he executed same.

My Commission Expires:



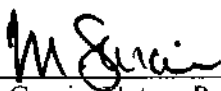

M. Garcia, Notary Public
Commission Expiration is May 31, 2025

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 M 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 Waldamer 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 1.82% 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 Nadjisombati Revocable Living Trust AS TO AN UNDIVIDED 0.64% INTEREST.

Nathaniel 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.

Caillieux 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 46.82 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