

**Skagit County Auditor** 

1/26/2004 Page 1 of 3 11:23AM

CHICAGO TITLE CO. C29634

WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S. P.O. BOX 727 ANACORTES, WA 98221

## ASSIGNMENT OF RENTS

EDWARD L. ROBINSON and ELIZABETH . ROBINSON, GRANTORS:

> husband and wife FIR:

GRANTEES: ROBERT H. AINSWORTH and KATHLEEN L AINSWORTH,

husband and wife

LEGAL DESCRIPTION: Lots 4 and 5, Block 245, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, Pages 4 through 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

TAX PARCEL NOS.: 3772-245-005-0006, P56395 3772-245-004-0007, P56394

Grantors EDWARD L. ROBINSON and ELIZABETH A. ROBINSON. husband and wife, for value received, hereby assign (upon the terms referred to below) any and all rights to any rents that may be received from the real property described above located at 2403 13th Street, Anacortes, Skagit County, Washington unto ROBERT H. AINSWORTH and KATHLEEN L. AINSWORTH, husband and wife, Grantees. This assignment is given at the time the Grantors are purchasing the above described property from the Grantees, and as of the time of this assignment there is no existing rental agreement with any third party. The Grantors were tenants of the Grantees prior to the purchase of the subject property from Grantees. This assignment is given together with an Installment Note, secured by a Deed of Trust on the subject property which will be filed at the time of the Grantors' purchase of the subject property.

This assignment is upon the following terms and conditions:

ASSIGNMENT OF RENTS - 1

- 1. For so long as no default occurs under the terms of the above referenced Note and Deed of Trust the Grantors may receive any rents, income or profits derived from the subject property; provided however, that even before default occurs no rent or deposits shall be collected or accepted more than two (2) months in advance without the prior written consent of the Grantees.
- 2. The receipt by the Grantees of any deposits, rents, or profits pursuant to this instrument after the institution of any foreclosure or forfeiture proceedings under the Deed of Trust shall not be deemed to be a cure of any default nor effect such proceedings or any sale pursuant thereto.
- The Grantors will not hereafter unreasonably cancel terminate any lease, or consent the release of any other party liable thereunder, without the express written consent of Grantees.
- 4. Grantors hereby authorize Grantees to give notice in writing to any tenant under any lease for the subject property if Grantors are in default under the Note, Deed of Trust, or this Assignment.
- 5. The violation of any of the covenants and representations contained herein by Grantors shall be deemed a default under the terms of the above referenced Note and Deed of Trust.
- Notwithstanding any provision herein to the contrary, this Assignment of Rents is intended to an absolute assignment from Grantors to Grantees and not merely the passing of a security interest. The rents are hereby assigned absolutely by Grantors to Grantees contingent only upon the occurrence of a default.
- The recording of a "Full Reconveyance" of the Deed Trust or the recording of a "Trustee's Deed" will render this Assignment void.
- This Assignment applies to and binds the parties hereto and their respective heirs, administrators, executors, successors and assigns.
- This Assignment shall be governed by the Laws of the State of Washington.

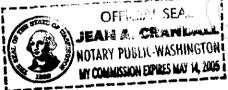
ASSIGNMENT OF RENTS - 2



Skagit County Auditor

2 of 311:23AM 1/26/2004 Page

DATE: 1/23 / 64	EDWARD L. ROBINSON
DATE: 7.23.04	Alughell Robinson  ELIZABETH X. ROBINSON  É.K.
STATE OF WASHINGTON ) COUNTY OF SKAGIT )	s ss
ROBINSON and ELIZABETH individuals described foregoing instrument, and	nally appeared before me EDWARD L. ROBINSON, to me known to be the in and who executed the within and acknowledged that they signed the voluntary act and deed, for the uses tioned.
January, 2004.	and official seal this 33 day of
C	Notary Public in and for the State of Washington, residing at
M -	(Printed Name)
·	



ASSIGNMENT OF RENTS - 3

