



200401260123

Skagit County Auditor

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CHICAGO TITLE CO.

C29634

WHEN RECORDED RETURN TO:

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

ASSIGNMENT OF RENTS

GRANTORS: EDWARD L. ROBINSON and ELIZABETH ~~R.~~ ROBINSON,
husband and wife *ER*

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 Vol-
ume 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

ER
Grantors EDWARD L. ROBINSON and ELIZABETH ~~R.~~ 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, Wash-
ington 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 prop-
erty from the Grantees, and as of the time of this assign-
ment 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 condi-
tions:

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.

3. The Grantors will not hereafter unreasonably cancel or 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.

6. 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.

7. The recording of a "Full Reconveyance" of the Deed of Trust or the recording of a "Trustee's Deed" will render this Assignment void.

8. This Assignment applies to and binds the parties hereto and their respective heirs, administrators, executors, successors and assigns.

9. This Assignment shall be governed by the Laws of the State of Washington.

ASSIGNMENT OF RENTS - 2



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Skagit County Auditor

DATE: 1/23/04

Edward L. Robinson
EDWARD L. ROBINSON

DATE: 1-23-04

Elizabeth Robinson
ELIZABETH R. ROBINSON
E.R.

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss

On this day personally appeared before me EDWARD L. ROBINSON and ELIZABETH R. ROBINSON, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23rd day of January, 2004.

Jean A. Crandall
Notary Public in and for the State of Washington, residing at

My appointment expires: 5-14-05
JEAN A. CRANDALL
(Printed Name)

