



200403180058

Skagit County Auditor

After Recorded Mail To:

Peoples Bank
4183 Meridian Street, 2nd Floor
Bellingham, WA 98226

3/18/2004 Page 1 of 1 11:11AM

LOAN NO. 5028699-401

FIRST AMERICAN TITLE CO.

B76403

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to

The Leader Mortgage Company

whose address is 1015 Euclid Ave. Cleveland, OH 44115

all beneficial interest under that certain Deed of Trust dated 02/25/04

, executed

by James M. Coldwell, An Unmarried Individual

, Grantor,

to First American Title Company

recorded on 03/15/04

, Trustee,

and recorded in Book/Volume No.

, page(s)

, as Document No. 200403150149

Skagit

County Records, State of Washington on real estate legally described as follows:

Lot 2, City of Mount Vernon Short Plat No. MV-9-94, approved
December 28, 1995, recorded December 29, 1995 under Skagit County
Auditor's File No. 95-12290024, being a portion of the Northeast
1/4 of the Northeast 1/4 in Section 29, Township 34 North, Range
4 East, W.M., TOGETHER WITH a non-exclusive easement for ingress,
egress and utilities affecting the North 30 feet of Lot 1 of said
Short Plat. Situated in the County of Skagit, State of
Washington.

TAX PARCEL NO.: 340429-1-050-0000/P110359

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and
all rights accrued or to accrue under said Deed of Trust.

DATED: 03/15/04

PEOPLES BANK

Witness:

Witness:

STATE OF WASHINGTON

COUNTY OF Skagit

On

appeared Penny Muenscher

to me personally known, who, being duly sworn by me, did say that he/she is the Loan Servicing Specialist
of the corporation named herein which executed the within instrument, that the seal affixed to said instrument is the corporate
seal of said corporation; that said instrument was signed and sealed on behalf of said corporation pursuant to its by-laws or a
resolution of its Board of Directors and that he/she acknowledges said instrument to be the free act and deed of said
corporation.

(OFFICIAL SEAL)

Notary Public for the State of Washington

My commission expires:

12-2-04