

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

BRIDGER COMMERCIAL FUNDING LLC  
100 SHORELINE HIGHWAY, SUITE 100B  
MILL VALLEY, CALIFORNIA 94941

ATTN: CLOSING DEPARTMENT



200504120160  
Skagit County Auditor

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CHICAGO TITLE IC34514 ✓

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

DOCUMENT TITLE ASSIGNMENT AND CONVEYANCE  
GRANTOR BRIDGER COMMERCIAL FUNDING LLC  
GRANTEE BANK OF AMERICA, N.A.  
LEGAL DESCRIPTION Complete legal description is set forth on Exhibit A attached  
hereto Ptn. SE NE 7-34-4  
ASSESSOR'S PARCEL NO. P24104 & P23978

### ASSIGNMENT AND CONVEYANCE

Effective as of April 12, 2005 ("**Closing Date**"), BRIDGER COMMERCIAL FUNDING LLC, A MISSOURI LIMITED LIABILITY COMPANY ("**Assignor**") does hereby sell, transfer, assign, set over and convey to BANK OF AMERICA, N.A. ("**Assignee**") having an address of 214 North Tryon Street, Charlotte, North Carolina 28255, without recourse, all right, title and interest of the Assignor in and to:

1. That certain Deed of Trust and Absolute Assignment of Rents and Leases and Security Agreement (and Fixture Filing) executed by Rowen Burlington OpCo, LLC, a Washington limited liability company, dated April 12, 2005, and recorded as Instrument No. 200504120 159 in Skagit County, Washington ("**DEED OF TRUST**");
2. That certain Promissory Note Secured by DEED OF TRUST; and
3. The moneys due and to grow due thereon, with interest as specified therein, and all rights accrued or to accrue under the DEED OF TRUST and any and all other related security instruments that secure the indebtedness and/or obligations secured by the DEED OF TRUST.

This Assignment is made without representation, recourse, or warranty by Assignor except as set forth in that certain Mortgage Loan Purchase Agreement dated as of February 5, 2001, between Bank of America, N.A. and Bridger Commercial Funding LLC.

Capitalized terms used herein and not otherwise defined shall have the meanings set forth in the Agreement.

**ASSIGNOR**

**BRIDGER COMMERCIAL FUNDING LLC,**  
a Missouri limited liability company

By: Paul O'Rear  
Paul O'Rear  
Senior Vice President

STATE OF CALIFORNIA )  
COUNTY OF MARIN )  
CITY OF MILL VALLEY )

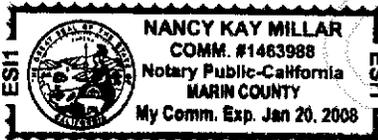
On April 8, 2005, before me, the undersigned, a Notary Public in  
and for said State, personally appeared

Paul O'Rear

personally known to me, to be the person whose name is  
subscribed to the within instrument and acknowledged to me  
that he executed the same in his authorized capacity, and that by  
his signature on the instrument the person, or the entity upon  
behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Nancy Kay Millar  
Signature of Notary



CAPACITY CLAIMED BY  
SIGNER:

Corporate Officer:  
Senior Vice President  
Title

SIGNER IS  
REPRESENTING:  
Name of entity:

Bridger Commercial Funding  
LLC, a Missouri limited  
liability company



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**EXHIBIT A**

**PARCEL A:**

That portion of the Southeast Quarter of the Northeast Quarter of Section 7, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of State Highway No. 99, that is 30 feet West and 305.07 feet South of the Northeast corner of said subdivision;

Thence North 88°50'30" West parallel with the North line of said subdivision, 398.8 feet, more or less, to the West line of that certain tract deeded to Emil Hanson by Deed recorded under Auditor's File No. 362759, records of Skagit County, Washington;

Thence Southerly parallel with the East line of said subdivision, 101.55 feet;

Thence South 88°50'30" East to the West line of said highway;

Thence North along said West line to the point of beginning;

EXCEPT that portion thereof lying East of a line drawn 40 feet West of and parallel with the East line of said subdivision;

AND EXCEPT that portion conveyed to the City of Burlington for road purposes by Deed recorded September 3, 2003, under Auditor's File No. 200309030115, records of Skagit County, Washington, more particularly described as follows:

That portion of the Southeast Quarter of the Northeast Quarter of Section 7, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of State Highway No. 99 that is 30 feet West and 305.07 feet South of the Northeast corner of said subdivision;

Thence South 02°21'30" East parallel with the East line of said subdivision, a distance of 151.55 feet;

Thence North 88°50'30" West parallel with the North line of said subdivision, a distance of 20.02 feet to the West line of the East 50 feet of said subdivision;

Thence North 02°21'30" West parallel with the East line of said subdivision, a distance of 82.69 feet;

Thence North 05°57'47" East, a distance of 69.10 feet to the intersection of the West line of the East 40 feet of said subdivision with a line drawn parallel with the North line of said subdivision in a Westerly direction from the point of beginning of this description;

Thence South 88°50'30" East parallel with the North line of said subdivision, a distance of 10.01 feet to the point of beginning of this description;

EXCEPT any portion thereof lying within the East 40 feet of said subdivision.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of the Southeast Quarter of the Northeast Quarter of Section 7, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of State Highway No. 99, that is 30 feet West and 406.62 feet South of the Northeast corner of said subdivision;

Thence North 88°50'30" West parallel with the North line of said subdivision, 399.09 feet, more or less, to the West line of that certain tract deeded to Emil Hanson by Deed recorded under Auditor's File No. 362759, records of Skagit County, Washington;

Thence Southerly parallel with the East line of said subdivision, 50 feet;

Thence South 88°50'30" East to the West line of said highway;

Thence North along said West line to the point of beginning;

Continued.....



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EXCEPT that portion thereof lying East of a line drawn 40 feet West of and parallel with the East line of said subdivision;

AND EXCEPT that portion conveyed to the City of Burlington for road purposes by Deed recorded September 3, 2003, under Auditor's File No. 200309030115, records of Skagit County, Washington, more particularly described as follows:

That portion of the Southeast Quarter of the Northeast Quarter of Section 7, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of State Highway No. 99 that is 30 feet West and 305.07 feet South of the Northeast corner of said subdivision;

Thence South  $02^{\circ}21'30''$  East parallel with the East line of said subdivision, a distance of 151.55 feet;

Thence North  $88^{\circ}50'30''$  West parallel with the North line of said subdivision, a distance of 20.02 feet to the West line of the East 50 feet of said subdivision;

Thence North  $02^{\circ}21'30''$  West parallel with the East line of said subdivision, a distance of 82.69 feet;

Thence North  $05^{\circ}57'47''$  East, a distance of 69.10 feet to the intersection of the West line of the East 40 feet of said subdivision with a line drawn parallel with the North line of said subdivision in a Westerly direction from the point of beginning of this description;

Thence South  $88^{\circ}50'30''$  East parallel with the North line of said subdivision, a distance of 10.01 feet to the point of beginning of this description;

EXCEPT any portion thereof lying within the East 40 feet of said subdivision.

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for ingress, egress and utilities in favor of the above described Parcels A and B over and across an adjoining portion of the Southeast Quarter of the Northeast Quarter of Section 7, Township 34 North, Range 4 East of the Willamette Meridian, as established and more particularly described in Easement Agreement dated September 30, 1998, and recorded November 2, 1998, under Auditor's File No. 9811020023, records of Skagit County, Washington.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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