

AFTER RECORDING, RETURN TO:

STERLING SAVINGS BANK
c/o Intervest-Mortgage Investment Company
Attn: Brenda Lund
5005 S.W. Meadows Road, Suite 400
Lake Oswego, Oregon 97035



200910150009

Skagit County Auditor

10/15/2009 Page 1 of 3 9:28AM

CHICAGO TITLE CO.

1C38049

Document Title: Assignment of: (1) Deed of Trust, Assignment of Rents and Security Agreement and (2) Assignment of Leases and Cash Collateral

Reference Numbers of Documents Assigned: 200605040053 and 200605040054

Assignor: Intervest-Mortgage Investment Company

Assignee: Sterling Savings Bank

Legal Description: Portion of NW 1/4 of SW 1/4, Section 17, Township 34 North, Range 4 East, W.M., located in Skagit County, Washington. A complete legal description is attached as Exhibit "A."

Assessor's Property Tax Parcel/Account Number: 340417-0-057-0009

**ASSIGNMENT OF: (1) DEED OF TRUST
ASSIGNMENT OF RENTS AND SECURITY AGREEMENT
AND (2) ASSIGNMENT OF LEASES AND CASH COLLATERAL**

FOR VALUE RECEIVED, the undersigned as Beneficiary, hereby grants, conveys, assigns and transfers to Sterling Savings Bank, whose address is c/o Intervest-Mortgage Investment Company, 5005 S.W. Meadows Road, Suite 400, Lake Oswego, Oregon 97035, all its beneficial interest under that certain Deed of Trust, Assignment of Rents and Security Agreement dated May 3, 2006, executed by College Way Retail, LLC, a Washington limited liability company, Grantor, to Chicago Title Insurance Company, Trustee, and recorded May 4, 2006, under Auditor's File No. 200605040053, records of Skagit County, Washington; and all its beneficial interest under that certain Assignment of Leases and Cash Collateral dated May 3, 2006, executed by College Way Retail, LLC, and recorded on May 4, 2006, under Auditor's File No. 200605040054, records of Skagit County, Washington, all of which cover the real property described in Exhibit "A" hereto and incorporated herein by this reference; together with a Note dated May 3, 2006, as modified, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust and Assignment of Leases and Cash Collateral; together with the Modifications of Promissory Note and Deed of Trust executed by College Way Retail, LLC, modifying the aforementioned Note and Deed of Trust.

DATED this 5 day of October, 2009.

INTERVEST-MORTGAGE INVESTMENT COMPANY

By: Joanne Economaki
Its: Senior Vice President

STATE OF OREGON }
County of Clackamas } ss

I certify that I know or have satisfactory evidence that JOANNE ECONOMAKI is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the SR. VICE PRESIDENT of Intervest-Mortgage Investment Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: OCTOBER 5, 2009.



Brenda L Lund
Print Name: BRENDA L LUND
NOTARY PUBLIC in and for the State
of Oregon, residing at WILSONVILLE
My appointment expires: 06/13/11



200910150009
Skagit County Auditor

EXHIBIT "A"

That portion of the Northwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point where the South right-of-way line of the Furber Road No. 208, now known as State Route 538, as said road existed on August 25, 1921, intersects the West right-of-way line of the Great Northern Railway Company, the said point being 30 feet South and 1,158.95 feet East along the East and West center line from the West Quarter corner of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;
thence South 58°41' West along the West line of the right-of-way of the Great Northern Railway Company a distance of 759.6 feet, more or less, to the North line of the South Half of the Northwest Quarter of the Southwest Quarter of said Section 17;
thence West along said North line a distance of 63.5 feet, more or less, to the East line of the right-of-way of the Pacific Northwest Traction Co.;
thence North along the East line of the right-of-way of the Pacific Northwest Traction Co. a distance of 654.4 feet, more or less, to the South line of the right-of-way of said Furber Road No. 208;
thence East along the South line of said right-of-way of said Furber Road No. 208 a distance of 368.61 feet to the point of beginning;

Except that portion conveyed to the State of Washington for highway purposes by deed recorded July 30, 1951, under Auditor's File No. 463811, records of Skagit County, Washington;

Also except all portion of said premises lying Northerly of a line drawn parallel with and 40 feet Southerly of, when measured at right angles to, the SR 538 survey line of SR 538, Jct. SR 5 to Laventure Road, as conveyed by right-of-way deed recorded on September 13, 1991, under Auditor's File No. 9109130066, records of Skagit County, Washington;

Situated in Skagit County, Washington.

