



201003030098

Skagit County Auditor

**AFTER RECORDING MAIL TO:**

3/3/2010 Page

1 of

2 4:00PM

Summit Bank  
723 Haggen Drive  
Burlington, WA 98233

Filed for Record at Request of  
Guardian Northwest Title  
Escrow No.: 99089

**Assignment of Deed of Trust**

Reference Number (s):

GUARDIAN NORTHWEST TITLE CO.

44089-5

**Beneficiary:** Victor L. Benson and Linda C. Benson

**Trustee:** Guardian Northwest Title and Escrow

**Abbreviated Legal:**

Lot 4, SARATOGA PASSAGE VIEW

**Full Legal Description on Page 2**

**Assessor's Tax Parcel Number(s):** P128561, 330409-1-002-0700

For Value Received, the undersigned as Beneficiary, hereby grants, conveys, assigns and transfers to  
**Summit Bank**

whose address is 723 Haggen Drive; Burlington, WA 98233

all beneficial interest under that certain Deed of Trust, dated March 1, 2010 executed

by David R. Needy and Marie J. Needy

, Grantor,

to Guardian Northwest Title and Escrow

, Trustee,

and recorded on March 2, 2010 in Volume \_\_\_\_\_ of Mortgages, at page \_\_\_\_\_

under Auditor's File No. 201003030097, Records of Skagit County, Washington,

describing land therein as:

**See Attached Exhibit "A"**

Together with 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 March 1, 2010

*Victor L. Benson*

Victor L. Benson

*Linda C. Benson*

Linda C. Benson

State of Washington

County of Skagit

} SS:

I certify that I know or have satisfactory evidence that Victor L. Benson + Linda C. Benson, the  
person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument  
and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this  
instrument.

Date:

3-3-10



*Kate Ellicott*

Notary Public in and for the State of Washington WW

Residing at Mt Vernon

My appointment expires: 1-7-11

**EXHIBIT A**

Lot 4, "PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107", as per plat recorded June 10, 2009 as Auditor's File No. 200906100089, and as per "Affidavit of Minor Correction of Survey" recorded as Auditor's File No. 200908280052.

TOGETHER WITH a non-exclusive easement of view and maintenance of view in a portion of the Lot 26 Open Space Area of said plat described as follows:

Begin at the Northwest corner of Lot 3 of said plat; thence along the Westerly extension of the Northerly line of said Lot 3 to a point on a line parallel with and 100 feet Westerly of the West line of said Lot 3; thence Southerly along said parallel line to its point of intersection with a line drawn parallel with and 100 feet Southwesterly of the Southwesterly line of Lot 4 of said plat; thence along this new parallel line to its point of intersection with a line drawn parallel with and 100 feet Southerly of the Southerly line of Lot 5 of said plat; thence Easterly along this new parallel line to a point on the Southwesterly extension of the Southeasterly line of Lot 5 of said plat; thence Northeasterly along said Southwesterly extension to the Southeast corner of said Lot 5; thence Westerly, Northwesterly and Northerly along the Southerly, Southwesterly and Westerly lines of said Lots 5, 4 and 3 to the point of beginning.

The Saratoga Passage View Homeowner's Association and the Grantees shall have the right to maintain the easement area, including the right to cut trees and brush within the easement area in order to maintain the territorial views for the benefit of said Lot 4. No structures taller than the base elevation of Lot 4, measured at the lowest point on the lot, shall be constructed within the easement area, nor shall the owner of Lot 26 plant trees or shrubs within the easement area. Provided that the rights granted hereunder shall be subject to governmental rules and regulations governing Open Space and Critical Areas to the extent that such may apply to the exercise of the rights conveyed herein. The easement shall be appurtenant to Lot 4 and a covenant running with title to Lot 4. It is understood by both Grantors and Grantees that either of them may convey similar easement rights to said homeowners association and that the rights conveyed herein are conveyed in a manner consistent with those established rights or easements for the "CAO Buffer" shown on the face of said plat and/or established by the covenants for said plat recorded as Auditor's File NO. 200906100093.



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