

WHEN RECORDED RETURN TO:

Alston Courtnage & Bassetti LLP
1420 Fifth Avenue, Suite 3650
Seattle, WA 98101



201209250092

Skagit County Auditor

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[SPACE ABOVE LINE FOR RECORDER'S USE ONLY]

Document Title: Assignment of Deed of Trust

GUARDIAN NORTHWEST TITLE CO.

Grantor: Pacific Continental Bank

Grantee: KKBL No. 575 Ventures Ltd.

104356

Legal Description: Ptns. Section 16, Township 33, Range 4

Full Legal Description: See Exhibit A attached

Assessor's Tax Parcel Nos.: 330416-4-001-0604 (P16707); 330416-4-001-0000 (P16701);
330416-3-004-0108 (P16689)

Reference Nos. of Related Documents: Deed of Trust, Skagit County Recording
No. 200703020097

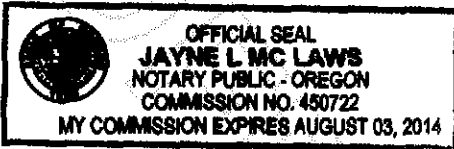
ASSIGNMENT OF DEED OF TRUST

Pacific Continental Bank, an Oregon state chartered bank ("Assignor"), having an address of 111 West 7th Avenue, Eugene, OR 97401, the holder of the Deed of Trust dated February 26, 2007 from Windward Real Estate Services, Incorporated to UPF Incorporated as Trustee for the benefit of Assignor, recorded February 26, 2007 under Recording No. 200703020097 in the records of Skagit County, Washington (together with any amendments, renewals, extensions, or modifications thereto, the "Deed of Trust") hereby assigns the Deed of Trust, and the Notes and claims secured thereby, to **KKBL No. 575 Ventures Ltd.**, a British Columbia, Canada corporation ("Assignee") with an address of 19th Floor, 885 West Georgia Street, Vancouver, British Columbia V6C 3H4 Canada. This assignment is made without recourse, representations or warranties of any kind.

[THE REMAINDER OF THIS PAGE WAS LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, Assignor has duly executed this Assignment as of
September 21, 2012.

PACIFIC CONTINENTAL BANK



By: [Signature]
Name: Casey Hogan
Title: Executive Vice President

STATE OF)

COUNTY OF)

On the 21st day of September, 2012 before me, the undersigned, personally appeared Casey Hogan, the EVP of Pacific Continental Bank, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Eugene, OR County, Lane.

[Signature]
Notary Public
My Commission Expires:



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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel "A":

Lot 3 of Skagit County Short Plat No. 13-89, approved July 12, 1989 and recorded July 18, 1989 in Book 8 of Short Plats, pages 144 and 145, records of Skagit County, Washington; being a portion of Government Lot 1 of Section 16, Township 33 North, Range 4 East, W.M.

EXCEPT any portion thereof lying within the boundaries of those certain 50-foot wide strips of land conveyed to Skagit County for road purposes by deed dated April 12, 1929 and recorded July 13, 1929, in Volume 151 of Deeds, page 30, under Auditor's File No. 225064, records of Skagit County, Washington.

Parcel "B":

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 33 North, Range 4 East, W.M.; EXCEPT all County roads; AND ALSO EXCEPT that portion thereof lying Southerly of the following described line:

Beginning at the intersection of the North line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 16 with the Northeasterly line of Tract B of Short Plat No. 14-80, approved May 9, 1980 and recorded May 12, 1980 under Auditor's File No. 8005120013 in Volume 4 of Short Plats, page 87 records of Skagit County, Washington; thence South $41^{\circ}00'00''$ East along the North line of said Short Plat to the Northwesterly corner of Tract 31 of the plat of "HERMWAY HEIGHTS", as per plat recorded in Volume 9 of Plats, page 63, records of Skagit County, Washington; thence Easterly along the North line of said plat to the Northeasterly corner of Tract 30 of said plat; thence South along the East line of said plat to the Northerly line of a 45 foot radius cul-de-sac of the Hermway Heights Road, as delineated on the face of that certain survey recorded under Auditor's File No. 8003110134, in Volume 3 of Surveys, page 22, records of Skagit County, Washington; thence Easterly along the Northerly line of the cul-de-sac to the intersection of said cul-de-sac with the Northerly line of Parcel 2, as delineated on the face of said survey; thence along the Northerly line of Parcel 2 of said survey to the Northerly line of the Lake Sixteen Road, as delineated on the face of said survey; thence Southwesterly along the Northerly line of said Lake Sixteen Road to the intersection of said line with the Northerly line of Lot 1 of Skagit County Short Plat No. 30-88, approved September 13, 1988 and recorded September 21, 1988 under Auditor's File No. 8809210018, in Volume 8 of Short Plats, pages 68 and 69, records of Skagit County, Washington; thence Northeasterly along the Northerly line of said Lot 1 of said Short Plat No. 30-88 to the East line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16 and the terminus of said line.

EXCEPT any portion thereof lying within the boundaries of those certain 50-foot wide strips of land conveyed to Skagit County for road purposes by deed dated April 12, 1929 and recorded July 13, 1929, in Volume 151 of Deeds, page 30, under Auditor's File No. 225064, records of Skagit County, Washington.



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Parcel "G":

A non-exclusive easement for ingress, egress and utilities over, across and under Sinnes Road as delineated on Lot 1 of Skagit County Short Plat No. 93-057, approved March 25, 1996 and recorded March 29, 1996 as Auditor's File No. 9603290057 in Volume 12 of Short Plats, page 88, records of Skagit County, Washington, being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 33 North, Range 4 East, W.M..

Parcel "H":

A non-exclusive easement for ingress, egress and utilities over, across and under Sinnes Road as delineated on Lot 2 of Skagit County Short Plat No. 94-008 approved March 25, 1996 and recorded March 29, 1996 as Auditor's File No. 9603290058 in Volume 12 of Short Plats, page 89, records of Skagit County, Washington, being a portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 33 North, Range 4 East, W.M.

Parcel "I":

A non-exclusive easement for ingress, egress and utilities over, across and under Sinnes Road as delineated on Lot 1 of Skagit County Short Plat No. 94-008 approved March 25, 1996 and recorded March 29, 1996 as Auditor's File No. 9603290058 in Volume 12 of Short Plats, page 89, records of Skagit County, Washington, being a portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 16, Township 33 North, Range 4 East, W.M.

Parcel "J":

A non-exclusive easement for ingress, egress and utilities over, across and under an Easterly extension of Sinnes Road in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 33 North, Range 4 East, W.M., as established by document recorded July 18, 1996 as Auditor's File No. 9607180042.



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