

After Recording Return To:

Columbia State Bank
Attn: Holly Pepin
MS #6115
P.O. Box 2156
Tacoma, WA 98401-2156



201403110069

Skagit County Auditor

\$74.00

3/11/2014 Page

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3:45PM

Grantor: Federal Deposit Insurance Corporation as Receiver of Summit Bank,
Burlington, WA
Grantee: Columbia State Bank, a Washington banking corporation
Legal Descr.: Lot 1, P.U.D. Pleasant Ridge East
Tax Parcel No.: 4762-000-001-0000
Reference No.: Skagit County Recording No. 200910140129

ASSIGNMENT

Date: March 4, 2014

Loan No.: CC-09-09-003

For the purposes of this Assignment:

1. The "Assignor" is the **FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF SUMMIT BANK, BURLINGTON, WA**. As of the date of this Agreement, the Assignor is the beneficiary and secured creditor under the Deed of Trust and the Related Security Instruments identified below and the owner and holder of the promissory note(s) and/or other obligations secured thereby. The mailing address of the Assignor is 40 Pacifica, Irvine, CA 92618, Attn: Settlement Agent.
2. The "Assignee" is **COLUMBIA STATE BANK**. The mailing address of the Assignee is MS #6115, P.O. Box 2156, Tacoma, WA 98401-2156.
3. The "Deed of Trust" refers to the following Deed of Trust:

Date of Deed of Trust: October 7, 2009

Grantor(s)/Trustor(s): Rene Pedroza; Kim Pedroza

Original Trustee: Land Title Company of Skagit County

Original Lender/Beneficiary: Summit Bank

Recording Information: Recorded on October 14, 2009 as Recorder's Instrument No. 200910140129 in the Office of the County Recorder for Skagit County, Washington.

4. The "Related Security Instruments" are all of those other instruments (if any) given to secure or guarantee repayment of the promissory note(s) and/or other obligations secured by the Deed of Trust, including, but not limited to, security agreements, pledges, assignments, guaranty agreements, negative pledge agreements, financing statements, control agreements, agreements relating to hazardous substances, and indemnity agreements.

As used herein, the terms "Deed of Trust" and "Related Security Instruments" include (i) all extensions, renewals, modifications, amendments, restatements, consolidations, and/or increases thereof, (ii) all changes in terms relating thereto, and (iii) all instruments and other documents given in replacement of, in substitutes for, or to correct the Deed of Trust or any of the Related Security Instruments.

Background and Explanatory Note:

On May 20, 2011, the Washington State Department of Financial Institutions closed Summit Bank and appointed the Federal Deposit Insurance Corporation as receiver. Immediately thereafter, Columbia State Bank, a Washington banking corporation, acquired most of the assets and assumed most of the liabilities of Summit Bank pursuant to a "Purchase and Assumption Agreement" between Columbia State Bank, the Federal Deposit Insurance Corporation in its corporate capacity, and the Federal Deposit Insurance Corporation in its capacity as Receiver for Summit Bank, Burlington, WA. The assets purchased by Columbia State Bank include the Deed of Trust and the Related Security Instruments identified in this Assignment, together with the promissory note(s), judgment(s) entered thereon, and/or other obligations secured thereby.

For value received, Assignor hereby grants, sells, assigns, transfers, and conveys unto Assignee, its successors and assigns, all of Assignor's right, title and interest, both legal and equitable, in, to, and under (i) the Deed of Trust, together with real property described therein and all rights accrued or to accrue thereunder, (ii) the Related Security Instruments; and (iii) all promissory notes, judgment(s) entered thereon, and/or other obligations secured thereby, together with all amounts due and to become due thereon, including interest.

This Assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

Assignor further authorizes and empowers Assignee, its successors and assigns, to exercise all rights, powers and privileges conferred upon Assignor by the Deed of Trust and the Related Security Instruments, including, but not limited to, the rights and privileges of a



secured party and the right of foreclosure and sale, in as full and ample a manner as Assignor is authorized and empowered to exercise the same.

TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the *Deed of Trust and the Related Security Instruments*.

IN WITNESS WHEREOF, the Federal Deposit Insurance Corporation as Receiver for Summit Bank has caused this Assignment to be signed in its name by its duly authorized attorney-in-fact, all as of the date of this Assignment.

FEDERAL DEPOSIT INSURANCE
CORPORATION as Receiver of Summit Bank,
Burlington, WA

By: 

Name: Robert Draper

Title: Attorney-In-Fact

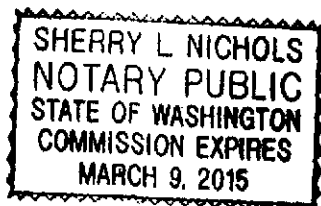
STATE OF WASHINGTON)

) ss.

COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that Robert Draper 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 Attorney-in-Fact for the Federal Deposit Insurance Corporation, Receiver of Summit Bank, Burlington, WA to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 4, 2014




Name: Sherry L. Nichols

Notary Public in and for the State of

Washington, residing at: Tacoma, WA

My Appointment Expires: March 9, 2015

