



201408280102

Skagit County Auditor
8/28/2014 Page

1 of 3 3:27PM \$16.00

WHEN RECORDED RETURN TO
AMERICAN EQUITIES, INC.
4225 N.E. St. James Rd.
VANCOUVER, WA 98663

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned **JOHN M. WARNER, a single man, as his separate property**, as Beneficiary, hereby grants, conveys, assigns and transfers to **AMERICAN EAGLE MORTGAGE 600, LLC, a Washington limited liability company** whose address is P.O. Box 61427, Vancouver, WA. 98666, all beneficial interest under that certain Deed of Trust, dated **APRIL 9, 2013** executed by **BILLY R. EDGE and BROOKE J. EDGE, husband and wife**, as Grantor, and Land Title and Escrow, as Trustee, and **JOHN M. WARNER, a single man, as his separate property**, as Beneficiary, and recorded on **APRIL 19, 2013 AUDITOR'S NO.: 201304190068**, Records of **SKAGIT County, WASHINGTON**, describing land therein as:

Full Legal Description: **SEE EXHIBIT "A"** attached hereto and by this reference made a part hereof.
Tax **ACCOUNT NO. 350926-0-037-0007**

THIS ASSIGNMENT is subject to the terms of that certain Partial Purchase of Payments Agreement dated **AUGUST 28, 2014** and executed by **JOHN M. WARNER, a single man, as his separate property**, as Assignor, and **AMERICAN EAGLE MORTGAGE 600, LLC, a Washington limited liability company**, as Assignee representing the purchase of 45 monthly payments and the sum of **\$21,400.00** from the payment (the Buyer's share) of the Instrument due on **MAY 1, 2018**.

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. There is now unpaid on the principal of said Note the sum of **\$46,350.09**.

Dated: **AUGUST 28, 2014**

LAND TITLE OF SKAGIT COUNTY

150206-Se

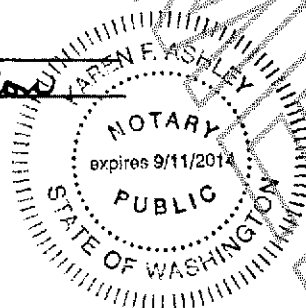
JOHN M. WARNER

STATE OF Washington }
COUNTY OF Skagit } ss.

On this day personally appeared before me **JOHN M. WARNER** to me known to be the individual(s) described in and who executed the foregoing Instrument, and acknowledged to me that ~~HE~~/SHE/THEY signed the same as ~~HIS~~/HER/THEIR free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of **AUGUST, 2014**

Notary Public in and for the State of Washington
My commission expires: 9-11-2014



Schedule "A-1"

150206-SE

DESCRIPTION:

That portion of the below described Parcels "A" and "B" (said portion being known as "Tract Y" of that Quit Claim Deed recorded September 26, 2007, under Skagit County Auditor's File No. 200709260074), more fully described as follows:

Tract "Y":

Begin at the Southeasterly corner of said Tract "A"; thence Northwesternly along the Southwesterly line of said Tract "A" 170 feet, more or less, to the Southeasterly line of that certain tract conveyed to the State of Washington as Parcel "C" on deed recorded as Auditor's File No. 498236; thence Northeasterly along the Southeasterly line of said State of Washington tract, a distance of 15 feet, more or less, to a point on a line parallel with and 15 feet Northeasterly of the Southwesterly line of said Parcel "A", said point being the True Point of Beginning; thence Southeasterly parallel with the Southwesterly line of said Parcel "A", a distance of 95 feet, more or less, to a point on a line parallel with and 75 feet Northwesternly of the Southeasterly line of said Parcel "A"; thence Northeasterly along said parallel line and its Northeasterly extension to the Northerly line of Parcel "B"; thence Westerly and Southwesterly along the Northerly and Northwesternly line of said Parcel "B" to the Westerly corner of Parcel "B", said corner being the Northwesternly corner of Parcel "A"; thence Southwesterly along the Northwesternly line of Parcel "A" to the True Point of Beginning.

(Parcels "A" and "B", as shown at Exhibit "A" of said Quit Claim Deed # 200709260074)

Parcel "A":

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point North 31°08' East 225 feet and South 58°52' East 30 feet from the Northeast corner of Lot 1, Block 7, "ROCKPORT", as per plat recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington;

thence from said point of beginning run South 58°52' East 200 feet;
thence North 31°08' East 209 feet;
thence North 58°52' West 200 feet;
thence South 31°08' West 209 feet to the point of beginning;

EXCEPT that portion thereof conveyed to the State of Washington for road purposes by Deed dated January 5, 1954, and recorded February 16, 1954, under Auditor's File No. 498236.

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201408280102

Skagit County Auditor

\$16.00

8/28/2014 Page

2 of

3 3:27PM

Schedule "A-1"

150206-SE

DESCRIPTION CONTINUED:

Parcel "B":

That portion of the following described tract which is located South of State Highway 20;

That portion of the Southeast $\frac{1}{4}$ of Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point North $31^{\circ}8'$ East 434 feet and South $58^{\circ}52'$ East 30 feet from the Northeast corner of Lot 1, Block 7, "PLAT OF ROCKPORT", said point being the Northwest corner of a tract conveyed November 12, 1946, to Louis LaFleur by Deed recorded under Auditor's File No. 398038;
thence North $11^{\circ}40'$ East 260 feet;
thence South $58^{\circ}52'$ East 250 feet;
thence South $11^{\circ}49'$ West 260 feet;
thence North $58^{\circ}52'$ West 250 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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8/28/2014 Page

3 of

3 3:27PM