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Skagit County Auditor

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Filed for record at the request of:  
Puget Sound Investors  
P.O. Box 2116  
Mount Vernon, WA 98273

**DOCUMENT TITLE:** ASSIGNMENT OF RENTS  
**ASSIGNOR:** THE HENDRICKSON FAMILY TRUST, DATED AUGUST 2, 1995  
**GRANTEE/BENE.:** THE POPPE FAMILY REVOCABLE LIVING TRUST, dated February 3, 2006  
**GRANTEE/TRUSTEE:** GUARDIAN NORTHWEST TITLE CO.  
**LEGAL DESC.:** Ptn Lot 16, "Plate No. 1, Sedro Home Acreage, Skagit Co. Wash., 1904"  
**TAX PARCEL NO.:** P77079 / 4171-001-016-0005

**ASSIGNMENT OF RENTS AND LEASES**

IDA MAY HENDRICKSON, as Successor Trustee of THE HENDRICKSON FAMILY TRUST, DATED AUGUST 2, 1995 (hereinafter referred to as Assignor), for good and valuable consideration, the receipt of which is hereby acknowledged by DONALD D. POPPE, MICHAEL DEAN POPPE AND DAVID DONALD POPPE, CO-TRUSTEES OF THE POPPE FAMILY REVOCABLE LIVING TRUST U/A/D 2/3/2006 (hereinafter referred to as "Assignee") and for other valuable consideration, hereby assigns to the Assignee, its successors and assigns, all the rights, interest, and privileges which Assignor, as Lessor, has and may have in the rentals or leases now existing or hereafter made and affecting the real property located in Pierce County, WA, at the following addresses:

801 Ball St., Sedro-Woolley, WA 98284  
Skagit County Tax Parcel Number P77079 / 4171-001-016-0005

The real property is more particularly described as follows:

The South 145 feet of the West 146 feet of Lot 16, "Plate No. 1, Sedro Home Acreage, Skagit Co. Wash., 1904," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

In the event of default in the performance of any of the terms and conditions of that certain Note and Deed of Trust of even date herewith (and all extensions or modifications thereof) made by Assignor to Assignee in the sum of TWO HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00) with interest, covering the above described real property situated in Skagit County, Washington, the Assignee, at its option, may, from the date of such default collect all rents accruing from said leases. The proceeds collected under this Assignment shall be applied only to outstanding real property taxes, fire insurance premiums and in reduction of the indebtedness then owing. The acceptance of this assignment and the collection of rents or the payments under the leases hereby assigned shall not constitute a waiver of any rights of Assignee under the terms of said Note and Deed of Trust.

Nothing contained herein, nor any collection of Rents by Assignee shall be construed to make Assignee a "mortgagee-in-possession" of the Property.

The receipt by Assignee of any rents pursuant to this instrument after the institution of foreclosure proceedings under said Deed of Trust shall not cure such default nor affect such proceedings or any sale pursuant thereto.

Assignor hereby authorizes Assignee to give notice in writing of this Assignment to any tenant under any of said leases, if Assignor is in default under the Note, Deed of Trust or this Assignment.

The full performance of either (a) the Note and any extensions or modifications thereto or (b) the Deed of Trust and the duly recorded release of the property described herein shall render this Assignment void.

This Assignment applies to and binds the parties hereto and their respective heirs, administrators, executors, successors and assigns, as well as any subsequent owner of the real estate described herein and any assignee of the Deed of Trust referred to herein.

This Assignment shall be governed by the laws of the State of Washington.

IN WITNESS WHEREOF, the Assignor has signed and sealed this instrument on this 5th day of June, 2015.

ASSIGNOR:

THE HENDRICKSON FAMILY TRUST, DATED AUGUST 2, 1995

By: Ida May Hendrickson  
IDA MAY HENDRICKSON, Trustee

STATE OF WASHINGTON )  
 ) ss.  
County of SKAGIT )

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared IDA MAY HENDRICKSON, as Trustee of THE HENDRICKSON FAMILY TRUST, DATED AUGUST 2, 1995, to me known to be the individual who executed the foregoing instrument, and acknowledged the said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal this 5th day of June, 2015.

Elaine M. Davis  
NOTARY PUBLIC in and for the State of  
Washington, residing at 5610 Waples  
My appointment expires 3/16/18.

