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Skagit County Auditor

\$236.00

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**DOCUMENT PREPARED BY AND
WHEN RECORDED, RETURN TO:**

ANDERSON, McCOY & ORTA, P.C.
100 North Broadway, Suite 2600
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

DOCUMENT DATE:

EFFECTIVE AS OF APRIL 23, 2015

DOCUMENT TITLE:

ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING

BORROWER(S):

BFO FACTORY SHOPPES LLC

GRANTOR/ASSIGNOR:

STARWOOD MORTGAGE FUNDING II LLC, A DELAWARE LIMITED LIABILITY
COMPANY, HAVING AN ADDRESS AT 1601 WASHINGTON AVENUE, SUITE 800,
MIAMI BEACH, FL 33139

GRANTEE/ASSIGNEE:

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT
OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES
TRUST 2015-C28, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2015-C28, AND IN ITS CAPACITY AS "LEAD SECURITIZATION NOTE
HOLDER", HAVING AN ADDRESS AT 1100 NORTH MARKET STREET,
WILMINGTON, DE 19890,

PROPERTY DESCRIPTION:

1. PARCEL NUMBER(S): 340407-1-002-0013, 340407-1-002-0708
AND 340407-1-002- 0401
2. LEGAL DESCRIPTION ATTACHED

RECORDING NUMBER REFERENCE(S):

201502200046

**ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

STARWOOD MORTGAGE FUNDING II LLC, a Delaware limited liability company
(Assignor)

to

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT
OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES
TRUST 2015-C28, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2015-C28, and in its capacity as "Lead Securitization Note Holder"
(Assignee)

Effective as of April 23, 2015

Parcel Number(s): 340407-1-002-0013, 340407-1-002-0708
and 340407-1-002-0401
County of Skagit
State of Washington

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:
ANDERSON, McCOY & ORTA, P.C.
100 North Broadway, Suite 2600
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

**ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

As of the 23rd day of April, 2015, STARWOOD MORTGAGE FUNDING II LLC, a Delaware limited liability company, having an address at 1601 Washington Avenue, Suite 800, Miami Beach, FL 33139, ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES TRUST 2015-C28, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-C28, and in its capacity as "Lead Securitization Note Holder", having an address at 1100 North Market Street, Wilmington, DE 19890, ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by BFO FACTORY SHOPPES LLC, a Delaware limited liability company to STARWOOD MORTGAGE CAPITAL LLC, a Delaware limited liability company dated as of February 17, 2015 and recorded on February 20, 2015, as Document Number 201502200046 in the Recorder's Office of Skagit County, Washington ("Recorder's Office") (as the same has heretofore been amended, modified, restated, supplemented, renewed or extended) ("Deed of Trust"), securing payment of note(s) of even date therewith, in the original principal amount of \$54,675,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Deed of Trust was assigned to Assignor, by assignment instrument(s) dated as of February 17, 2015 and recorded on February 20, 2015, as Document Number 201502200049, in the Recorder's Office.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

UNOFFICIAL DOCUMENT

This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE(S) ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this
day of May, 2015.

**Starwood Mortgage Funding II LLC, a
Delaware limited liability company**

By: _____
Name: Grace Y. Chiang
Title: Senior Vice President

STATE OF NEW YORK

COUNTY OF NEW YORK

§
§
§

On the 5th day of May, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared Grace Y. Chiang, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity as Senior Vice President of Starwood Mortgage Funding II LLC, a Delaware limited liability company, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: _____
Notary Public

My Commission Expires:

Reference No.: 2129.003
Matter Name: Burlington
Pool: JPMBB 2015-C28

SAMANTHA RAE GENTILE
Notary Public, State of New York
Registration #01GE6293616
Qualified in Nassau County
Commission Expires December 16, 2017

EXHIBIT A

LEGAL DESCRIPTION

PARCEL "A":

Lot 3, City of Burlington Short Plat No. 1-92 as approved July 18, 1989, and recorded July 27, 1992, in Volume 10 of Short Plats, page 105, under Auditor's File No. 9207270058, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 34 North, Range 4 East, W.M.,

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

Parcel B, City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "C":

Parcel A, City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "D":

An easement for drainage, as acquired by document recorded under Auditor's File No. 8811230046, records of Skagit County, Washington, over and across the following described property:

The West 20 feet of Lot 3, City of Burlington Short Plat No. 37-76 as approved August 2, 1976, and recorded August 5, 1976, in Volume 1 of Short Plats, page 156, under Auditor's File No. 840316, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "E":

An easement acquired by instruments recorded November 23, 1988, under Auditor's File No. 8811230048, records of Skagit County, Washington, for ingress, egress, and utilities, over, under, and across a 36.00 foot strip of land lying 18.00 feet each side of the following described centerline:

Beginning at the Northeast corner of Section 7, Township 34 North, Range 4 East, W.M.;
thence South $01^{\circ}34'38''$ East, along the East line of said Section 7 a distance of 13.73 feet;
thence South $86^{\circ}59'04''$ West, 40.01 feet to the true point of beginning;
thence continuing South $86^{\circ}59'04''$ West, 56.99 feet to the beginning of a curve to the left having a radius of 170.00 feet;
thence Southwesterly along said curve through a central angle of $66^{\circ}32'00''$, an arc distance of 197.41 feet;
thence South $20^{\circ}27'04''$ West, 124.00 feet to the beginning of a curve to the right, having a radius of 273.00 feet;
thence Southwesterly along said curve through a central angle of $71^{\circ}07'06''$, an arc distance of 338.86 feet;
thence North $88^{\circ}25'50''$ West, 150.00 feet to the terminus point of said centerline. (Said easement being appurtenant to Parcels "B" and "C".)

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "F":

An easement for ingress, egress, and utilities over, under, and across that area delineated as "Access and Utility Easement" on the Easterly portion of Parcel "B" of City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington. (Said easement is appurtenant to Parcel "C".)

Situate in the City of Burlington, County of Skagit, State of Washington.

Tax Account Nos.: 340407-1-002-0013, 340407-1-002-0708 and 340407-1-002-0401