

When recording return to:

Errol Hanson Funding, Inc.
18622 Milltown Road
Mount Vernon, WA 98273



201903110054

03/11/2019 10:40 AM Pages: 1 of 3 Fees: \$18.00
Skagit County Auditor

Filed for Record at Request of

Assignment of Deed of Trust

Reference Number (s):

GRANTOR: HOLT, DEAN AND AMY

GRANTEE:

Beneficiary: PEDERSON, GUNNAR AND JUDY A. PEDERSEN

Trustee: LAND TITLE AND ESCROW COMPANY

For Value Received, the undersigned as Beneficiary, hereby grants, conveys, assigns and transfers to **ERROL HANSON FUNDING, INC., a Washington corporation** whose address is **18622 Milltown Road, Mount Vernon, WA 98273** all beneficial interest under that certain Deed of Trust, dated **March 18, 2015** executed by **DEAN HOLT and AMY HOLT, husband and wife**, Grantor to **LAND TITLE AND ESCROW COMPANY**, whose address is **111 E. George Hopper Road, Burlington, WA 98233**, Trustee, and recorded on **March 23, 2016** under Auditor's File No. **201603230075**, Records of Skagit County, Washington, describing land therein as:

Abbreviated Legal: The N ½ of the SW ¼ of Sec. 3, T33N, R4E, W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **P16245, P128688, P128687 and P126951**

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.

Dated **March 8, 2019**

Gunnar Pedersen
Gunnar Pedersen

Judy A. Pedersen
Judy A. Pedersen

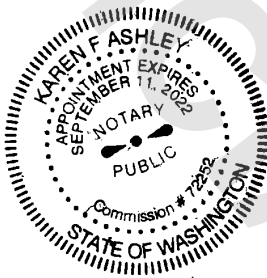
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Gunnar Pedersen and Judy A. Pedersen** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 8, 2019

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington

Residing at: Sedro-Woolley
My appointment expires: 9/11/2022



Legal Descriptions for P16245, P128688, P128687 & P126951

EXHIBIT A

Lot 3 Buildable Portion, Lot 3 Unbuildable Portion and Lot 4 of Short Plat No. 99-0033 approved March 12, 2009, and recorded March 13, 2009, under Auditor's File No. 200903130064, records of Skagit County, Washington being a portion of the North 1/2 of the Southwest Quarter of Section 3, Township 33 North, Range 4 East W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities 60 feet in width, as contained in "Easement Exchange Agreement" recorded June 30, 1989 under Auditor's File No. 8906300010, Records of Skagit County, Washington.

TOGETHER WITH the following described property:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 33 North, Range 4 East, W.M, described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 3;

thence South 87°31'24" West along the North line of said subdivision, a distance of 212.00 feet to the point of beginning of this description;

thence South 35°08'43" West, a distance of 189.38 feet;

thence South 87°31'24" West, a distance of 755.37 feet;

thence North 02°28'36" West, a distance of 150.00 feet to the North line of the subdivision;

thence North 87°31'24" East along the North line of said subdivision to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.