

AFTER RECORDING, RETURN TO:

Magnolia Capital Partners LLC
12131 113th Ave NE #201
Kirkland, WA 98034

**ASSIGNMENT OF DEED OF TRUST
AND LOAN DOCUMENTS**

Grantor: Magnolia Capital Partners LLC, a Washington Limited Liability Company

Grantee: Toorak Capital Partners, LLC, a Delaware limited liability company

Abbreviated Legal Description: Ptn. 17 & 18, BLK 15, Woolley, the Hub of Skagit County, Washington.
See Referenced Deed of Trust for Full Legal Description

Tax Parcel No: P116620

Reference No: 606243

FOR VALUE RECEIVED, effective as of 6/10/2019, pursuant to and in accordance with that certain Master Loan Purchase and Sale Agreement dated **5/4/2018**, between Assignor and Assignee (the "**Loan Purchase Agreement**"), Magnolia Capital Partners LLC, a Washington Limited Liability Company ("**Assignor**") hereby grants, assigns and transfers to **Toorak Capital Partners, LLC, a Delaware limited liability company**, whose address is 15 Maple Street Second Floor West Summit, NJ 07901 ("**Assignee**"), all of Assignor's beneficial interest now owned or hereafter acquired in, to, and under that certain Deed of Trust, Security Agreement, Assignment of Rents, and Fixture Filing dated 5/28/2019 (the "**Deed of Trust**"), executed by American Made Home Solutions, LLC, a Nevada limited liability company, as "Grantor", to Reconveyance Professionals, Inc., as "Trustee", recorded in the Official Records in the County Recorder's Office in Skagit County, Washington, as Instrument No. 201905290143, encumbering real property and improvements located at 212 Gibson Street Sedro Woolley, WA 98284 USA.

TOGETHER with all right, title and interest of Assignor now or hereafter owned or accrued in and to the Loan Documents (as that term is defined in the Loan Purchase Agreement), including the Note ("**Note**") described or referred to in the Deed of Trust, and all principal, interest and other indebtedness due or to come due under the Loan Documents.

Assignor and Assignee acknowledge and agree that this Assignment of Deed of Trust and Loan Documents (this "**Assignment**") is made subject to and in accordance with the terms and conditions of the Loan Purchase Agreement, including without limitation the representations, warranties and covenants of Assignor and Assignee set forth in Sections 7, 8, 9, and 10 of the Loan Purchase Agreement.

By submitting this Assignment for recordation in the jurisdiction in which the Mortgaged Property is located, Assignee accepts the foregoing grant, transfer, and assignment and assumes all duties and obligations of Assignor with respect to the Deed of Trust, the Note, the Loan Agreement, and the other Loan Documents for the period on and after the date of this Assignment.

My commission expires: 1/9/2021