

RETURN ADDRESS:

Construction Loan Services II, LLC
5601 6th Ave South #350
Seattle, WA 98108

ASSIGNMENT OF DEED OF TRUST

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| Grantor: | Builders Capital Opportunity Fund, LLC DJR Home Ventures, LLC, Borrower |
| Grantees: | Peterson Russell Kelly PLLC, Beneficiary TRUSTEE SERVICES, INC., Trustee |
| Legal Description (abbreviated): | Tract X, SPL No. 2-84, Rec. No. 8401160015 (Portion GL's 4 & 5, 2-33N-2E), Skagit, WA. |
| <input checked="" type="checkbox"/> Full Legal Description Below | |
| Assessor's Parcel Nos.: | P15200 / 330202-0-000-0700 |
| Reference No. of Related Documents: | 201905010031 - DOT; 201906110030 - Assignment to fund |

Loan No. 71371

THIS ASSIGNMENT OF DEED OF TRUST AND LOAN DOCUMENTS, dated May 13, 2019, is made and executed by Builders Capital Opportunity Fund, LLC, a Washington limited liability company, whose address is 5601 6th Ave South #350, Seattle, WA 98108 ("Assignor") in favor of Peterson Russell Kelly PLLC whose mailing address is 10900 NE 4th Street, Suite 1850, Bellevue, WA 98004 ("Assignee").

FOR VALUE RECEIVED, Assignor hereby grants, conveys, assigns and transfers to Assignee, all interest currently held by it under that certain deed of trust described as follows (as it may have been previously amended and/or assigned, the "Deed of Trust"):

Deed of Trust

| | |
|--------------------------|--|
| Grantor: | DJR Home Ventures, LLC. |
| Original Beneficiary: | Builders Capital Opportunity Fund, LLC |
| Current Beneficiary: | Peterson Russell Kelly PLLC |
| Instrument Date: | April 30, 2019 |
| Original Amount Secured: | \$1,497,516.73 |
| Recordation Date: | May 01, 2019 |
| Recording Number: | 201905010031 – Skagit County |

Which Deed of Trust encumbers certain real property legally described as follows:

TRACT X OF SHORT PLAT NO. 2-84, APPROVED AND RECORDED JANUARY 16, 1984, UNDER AUDITOR'S FILE NO. 8401160015 IN VOLUME 6 OF SHORT PLATS, PAGE 111, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 5 OF SHORT PLAT NO. 116-77, COMMONLY KNOWN AS EAGLES NEST, RECORDED JUNE 21, 1977, UNDER AUDITORS FILE NO. 858833 IN VOLUME 2 OF SHORT PLATS, PAGES 74, 75 AND 76 AND BEING A PORTION OF GOVERNMENT LOTS 4 AND 5 OF SECTION 2, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.; TOGETHER WITH THOSE TWO (2) PORTIONS OF TRACT Y, SHORT PLAT NO. 2-84 APPROVED JANUARY 16, 1984, AND RECORDED JANUARY 16, 1984 UNDER AUDITORS FILE NO. 8401160015, BEING IN A PORTION OF GOVERNMENT LOTS 4 AND 5, SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

BEGINNING AT THE NORTHERLY MOST CORNER OF TRACT X, SAID SHORT PLAT NO. 2-84; THENCE SOUTH 26°00'00" EAST ALONG THE COMMON LINE BETWEEN SAID TRACTS X AND Y FOR A DISTANCE OF 15.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 45°18'14" EAST ALONG SAID COMMON LINE FOR A DISTANCE OF 45.59 FEET; THENCE NORTH 12°08'00" WEST FOR A DISTANCE OF 5.77 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 49°44'04" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 49°44'04" WEST FOR A DISTANCE OF 40.88 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

BEGINNING AT THE NORTHERLY MOST CORNER OF TRACT X, SAID SHORT PLAT NO. 2-84; THENCE SOUTH 26°00'00" EAST ALONG THE COMMON LINE BETWEEN SAID TRACTS X AND Y, FOR A DISTANCE OF 15.00 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE SOUTH 45°18'14" EAST ALONG SAID COMMON LINE FOR A DISTANCE OF 51.14 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE SOUTH 20°57'33" EAST ALONG SAID COMMON LINE FOR A DISTANCE OF 45.00 FEET, TO AN ANGLE POINT IN SAID COMMON LINE; THENCE SOUTH 25°44'14" WEST ALONG SAID COMMON LINE FOR A DISTANCE OF 11.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 24°38'43" EAST FOR A DISTANCE OF 16.58 FEET; THENCE SOUTH 55°52'42" WEST FOR A DISTANCE OF 25.44 FEET, MORE OR LESS, TO A POINT ON SAID COMMON LINE BETWEEN TRACTS X AND Y AT A POINT BEARING SOUTH 25°44'14" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 25°44'14" EAST ALONG SAID COMMON LINE FOR A DISTANCE OF 32.57 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING:

EXCEPT THAT PORTION OF TRACT X, SHORT PLAT NO. 2-84, APPROVED JANUARY 16, 1984 AND RECORDED JANUARY 16, 1984 UNDER AUDITORS FILE NO. 8401160015, BEING IN A PORTION OF GOVERNMENT LOTS 4 AND 5, SECTION 2, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERLY MOST CORNER OF TRACT X, SAID SHORT PLAT NO. 2-84;
THENCE SOUTH 26°00'00" EAST ALONG THE COMMON LINE BETWEEN SAID TRACTS X AND Y FOR A DISTANCE OF 15.00 FEET TO AN ANGLE POINT IN SAID COMMON LINE;
THENCE SOUTH 45°18'14" EAST ALONG SAID COMMON LINE FOR A DISTANCE OF 51.14 FEET TO AN ANGLE POINT IN SAID COMMON LINE AND BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 20°57'33" EAST ALONG SAID COMMON LINE FOR A DISTANCE OF 45.00 FEET TO AN ANGLE POINT IN SAID COMMON LINE;
THENCE SOUTH 25°44'14" WEST ALONG SAID COMMON LINE FOR A DISTANCE OF 11.55 FEET;
THENCE NORTH 24°38'43" WEST FOR A DISTANCE OF 13.16 FEET;
THENCE NORTH 12°08'00" WEST FOR A DISTANCE OF 45.39 FEET, MORE OR LESS, TO A POINT ON SAID COMMON LINE BETWEEN TRACTS X AND Y AT A POINT BEARING NORTH 45°18'14" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 45°18'14" EAST ALONG SAID COMMON LINE FOR A DISTANCE OF 5.55 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
(ALSO KNOWN AS THE ROBERT L. APTER PARCEL AFTER BOUNDARY LINE ADJUSTMENT SURVEY AF#201706010042)
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TOGETHER WITH any and all notes and obligations described or referred to in the Deed of Trust, the debt secured thereby, and all other documents evidencing, securing, or otherwise governing the loan evidenced by the promissory note secured by the Deed of Trust.

ASSIGNOR:

Builders Capital Opportunity Fund, LLC

By: *JA*

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF King)

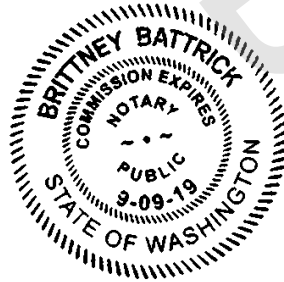
On this 11th day of June , 2019, before me, the undersigned Notary Public, personally appeared Sachin Latawa of Builders Capital Opportunity Fund, LLC, and personally known to me or proved to me on the basis of satisfactory evidence to be of the limited liability company that executed the Assignment of Deed of Trust and acknowledged the Assignment to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Assignment and in fact executed the Assignment on behalf of the limited liability company.

By [Signature]

Residing at Woodinville

Notary Public in and for the State of WA

My commission expires 09/09/2019



ENDORSEMENT ATTACHMENT TO PROMISSORY NOTE

This endorsement page is hereby made a part of and shall be attached to the original Promissory Note described as follows:

Holder: Builders Capital Opportunity Fund, LLC

Maker: DJR Home Ventures LLC

Loan Number: 71371

Date of Note: April 30, 2019

Note Amount: \$1,497,516.73

Parcel number: P15200 / 330202-0-000-0700

Pay to the order of:

Peterson Russell Kelly PLLC
10900 NE 4th Street, Suite 1850
Bellevue, WA 98004

Date: June 11, 2019

Builders Capital Opportunity Fund, LLC

By:  _____