

**RECORDING REQUESTED BY
AND
WHEN RECORDED MAIL TO:**

Triumph Collateral Processing
155 S Highway 101, Suite 7
Solana Beach, California 92075

SPACE ABOVE LINE FOR RECORDER'S USE ONLY

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

This ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT, FIXTURE FILING, AND ASSIGNMENT OF LEASES AND RENTS is dated as of May 10, 2019 (the "**Effective Date**"), and made by Secured Investment Corp d/b/a Cogo Capital, an Idaho corporation ("**Assignor**") in favor of TRIUMPH CAPITAL PARTNERS, LLC, a Delaware limited liability company ("**Assignee**").

1. For good and valuable consideration, the receipt of which is hereby acknowledged, Assignor hereby assigns to Assignee all of Assignor's right, title and interest: as "Lender" under that certain Commercial Deed of Trust, Security Agreement, Fixture Filing, and Assignment of Leases and Rents dated May 10, 2019 executed by The Sharipoff Family Trust, dated March 30, 2001, as "Borrower", and recorded in the Official Records of the County and State in which the Property (as defined in the Deed of Trust) is located (the "**Official Records**") on 05/13/2019 as Document No. 201905130108 (the "**Deed of Trust**"), together with the obligation therein described, all monies due and to become due thereunder, and all interest thereon, all rights arising therefrom, and all documents associated therewith (collectively, the "**Assigned Loan Documents**").

2. As a condition to this Assignment, Assignee has agreed to and accepted the assignment described in Section 1 above, and has assumed the terms, covenants, obligations, and conditions required to be kept, performed, and fulfilled by Assignor under, and/or with respect to, the Assigned Loan Documents and the Loan from and after the Effective Date.

3. This Assignment shall be binding upon and inure to the benefit of Assignee, Assignor and their respective successors and assigns.

Loan Number 19COG7573

4. This Assignment shall be governed by and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, this Assignment is executed as of the Effective Date.

ASSIGNOR:

Secured Investment Corp d/b/a Cogo Capital, an Idaho corporation

By: Sachyn Olsen by [Signature] POA

Name: Sachyn Olsen by Dan Wise power of attorney

Title: CFO by Dan Wise POA

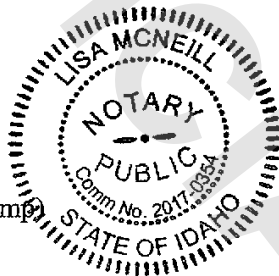
Date: 5/9/2019

[NOTARY]

STATE OF Idaho)
County of Kootenai) : ss

On this 9th day of May, 2019, before me personally appeared Dan Wise, to me known to be the Power of Attorney of Jaclyn Olsen, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument on behalf of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



(Seal or Stamp)

[Signature]
Notary Public (Signature)
Lisa McNeill
(Print Name)

My commission expires: 8.24.23

Exhibit A

[Property Description]

Lot 27, "SHANGRI-LA ON THE SKAGIT", as per plat recorded in Volume 9 of Plats, pages 52 and 53, records of Skagit County, Washington.

Loan #: 19COG7573