

**RETURN ADDRESS:**

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

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**ASSIGNMENT OF DEED OF TRUST**

|   |  |
|---|--|
| <b>Grantor:</b>                             | Construction Loan Services II, LLC<br>Cedar Ridge Homes, LLC, Borrower                 |
| <b>Grantees:</b>                            | Builders Capital Opportunity Fund, LLC, Beneficiary<br>TRUSTEE SERVICES, INC., Trustee |
| <b>Legal Description<br/>(abbreviated):</b> | Lots 7 & 8, Blk 17, Nelson's Add. To Anac.   |
| <b>Assessor's Parcel Nos.:</b>              | 38070170080005, P58097   |
| <b>Reference No. of Related Documents:</b>  | 201910160119- DOT  |

**Loan No. 71519**

THIS ASSIGNMENT OF DEED OF TRUST AND LOAN DOCUMENTS, dated October 18, 2019, is made and executed by Construction Loan Services II LLC, a Washington limited liability company, whose address is 5601 6<sup>th</sup> Ave South #350, Seattle, WA 98108 ("Assignor") in favor of Builders Capital Opportunity Fund, LLC, whose mailing address is 5601 6<sup>th</sup> Ave South #350, Seattle WA 98108 ("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:                 | CEDAR RIDGE HOMES, LLC                 |
| Original Beneficiary:    | Construction Loan Services II, LLC     |
| Current Beneficiary:     | Builders Capital Opportunity Fund, LLC |
| Instrument Date:         | October 15, 2019                       |
| Original Amount Secured: | \$ 402,960.00                          |
| Recordation Date:        | 10/16/2019                             |
| Recording Number:        | 201910160119- Skagit County            |

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

Lots 7 and 8, Block 17, "NELSON'S ADDITION TO ANACORTES, WASH.," as per plat recorded in Volume 2 of Plats, page 102, records of Skagit County, Washington.  
Situate in the City of Anacortes, 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:**

**Construction Loan Services II, LLC**

By: \_\_\_\_\_ 

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF King )

On this 18th day of October, 2019, before me, the undersigned Notary Public, personally appeared Curt Altig of Construction Loan Services II, 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]  
Notary Public in and for the State of WA

Residing at Snohomish  
My commission expires 9/4/23

