



202001300458

FILED FOR RECORD AT REQUEST OF:

01/30/2020 11:07 AM Pages: 1 of 5 Fees: \$22.00  
Skagit County Auditor

Northwest Business Development Assoc.  
9019 E. Appleway Blvd., Suite 200  
Spokane Valley, WA 99212

**Land Title and Escrow**

61.173389.0

ASSIGNMENT OF DEED OF TRUST

Reference Number of Document assigned: 202001300451  
Grantor: NW Business Development Association  
Grantee: U.S. Small Business Administration

Abbreviated Legal Description: Ptn Blk 1, Map of LaConner  
& Ptn Tr 6, Plate 18, Tideland/LaConner

For a full legal description please see Exhibit "A"  
attached hereto and made a part herein by reference.

Assessor's Tax Parcel Number:  
4129-018-006-0004, P74455 & 4123-023-000-0105, P74103

FOR VALUE RECEIVED, the undersigned, NORTHWEST BUSINESS  
DEVELOPMENT ASSOCIATION, a Washington nonprofit corporation,  
hereby grants, assigns and transfers to U.S. SMALL BUSINESS  
ADMINISTRATION, all of its right, title and interest in and to  
that certain Deed of Trust dated December 19, 2019 recorded  
January 30, 2020, under Skagit County Auditor's File No.  
202001300451 by and between NOTIO FELIX, LLC, a Washington  
limited liability company, for the benefit of NORTHWEST  
BUSINESS DEVELOPMENT ASSOCIATION.

DATED this 20<sup>th</sup> day of December, 2019

NORTHWEST BUSINESS  
DEVELOPMENT ASSOCIATION

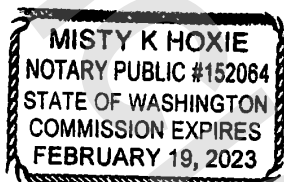
By Colleen Ruggles  
COLLEEN RUGGLES, Vice President

Assignment of  
Deed of Trust

STATE OF WASHINGTON )  
 ) ss.  
County of Spokane )

I certify that I know or have satisfactory evidence that COLLEEN RUGGLES signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Vice President of NORTHWEST BUSINESS DEVELOPMENT ASSOCIATION, to be the free and voluntary act of such corporation, for the uses and purposes mentioned in the instrument.

DATED: December 20, 2019



Misty K. Hoxie  
NOTARY PUBLIC in and for the State  
Of Washington residing at Spokane.  
My commission expires 2-19-23.

EXHIBIT A

PARCEL "A":

Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington,

EXCEPT that portion of said premises lying North of a line that is 50 feet South of and parallel with the North line of said Block,

ALSO EXCEPTING any portion of said premises lying below the line of mean high tide,

AND ALSO EXCEPTING the following:

Beginning at the intersection of the South line of fractional Block 1 of said "MAP OF LACONNER, WHATCOM COUNTY, WASH. TERRY., 1872", and the East line of the tidelands in front of and abutting on said Block 1;  
thence Northerly along the East line of said Block 1, 100 feet to a point 165.2 feet from the intersection of the East line of said Block 1, produced Northerly and the South line of Lot 2, Section 36, Township 34 North, Range 2 East, W.M.;  
thence West parallel with the South line of said Lot 2 to the East line of said tidelands and thence Southerly along the East line of said tidelands to the point of beginning.

Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "B":

Tract 6, Plate 18, "TIDE AND SHORE LANDS AT LACONNER", filed in the Office of the State Land Commission at Olympia, Washington,

EXCEPT the South 90 feet thereof.

Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "C":

That portion of Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, lying North of a line that is 50 feet South of and parallel to the North line of said Block 1,

EXCEPT that portion thereof, if any, lying within tidelands.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**EXHIBIT A****PARCEL "D":**

All interest in Harbor Area Lease between the State of Washington, as Lessor, and Nell Thorn LLC, as Lessee, dated December 17, 2014, recorded January 12, 2015, under Auditor's File No. 201501120101, further described as follows:

That portion of the Harbor Area lying in front of Tract 6, as shown on the 2003 Supplemental Map of La Conner Harbor as recorded under Auditor's File No. 200302060018, records of Skagit County, in Section 36, Township 34 North, Range 2 East, W.M., Skagit County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Section 36;  
thence along the North line of said Section 36, North 88°29'43" West, 1,994.19 feet to the 1892 Inner Harbor Line;  
thence along said Inner Harbor Line South 03°43'17" West, 2,505.57 feet;  
thence continuing along said Inner Harbor Line South 19°35'17" West, 167.37 feet to the true point of beginning;  
thence North 88°23'10" West, 47.50 feet;  
thence South 18°54'35" West, 97.80 feet;  
thence South 70°54'39" East, 34.35 feet;  
thence South 04°44'14" West, 30.34 feet;  
thence South 88°45'03" East, 2.00 feet to the said Inner Harbor Line;  
thence along said Inner Harbor Line North 19°35'17" East, 140.84 feet to the true point of beginning.

Situate in the Town of La Conner, County of Skagit, State of Washington.

**PARCEL "E":**

All interest in Harbor Area Lease between the State of Washington, as Lessor, and Nell Thorn, LLC, as Lessee, dated December 17, 2014, recorded January 12, 2015, under Auditor's File No. 201501120102, further described as follows:

That portion of the unplatted first class tidelands lying between first class tideland Tracts 5 and 6 of Corrected Plate No. 18 of tide and shorelands of Section 36, LaConner Harbor filed in records of Commissioner of Public Lands on September 24, 1894, in Section 36, Township 34 North, Range 2 East, W.M., Skagit County, Washington, being more particularly described as follows:

## EXHIBIT A

PARCEL "E" continued:

Beginning at the Northeast corner of said Section 36, as shown on the 2003 Supplemental Map of La Conner Harbor as recorded under Auditor's File No. 200302060018, records of Skagit County;  
thence along the North line of said Section 36, North  $88^{\circ}29'43''$  West, 1,994.19 feet to the 1892 Inner Harbor Line;  
thence along said Inner Harbor Line South  $03^{\circ}43'17''$  West, 2,505.57 feet;  
thence continuing along said Inner Harbor Line South  $19^{\circ}35'17''$  West, 167.37 feet to the true point of beginning;  
thence continuing along the said Inner Harbor Line South  $19^{\circ}35'17''$  West, 32.41 feet to the North line of Tract 6;  
thence along said North line of Tract 6 South  $88^{\circ}40'51''$  East, 28.87 feet to the approximate meander line;  
thence along said meander line North  $17^{\circ}45'44''$  East, 31.94 feet to the South line of Tract 5;  
thence along said South line of Tract 5 North  $88^{\circ}23'10''$  West, 27.75 feet to the true point of beginning.

Situate in the Town of La Conner, County of Skagit, State of Washington.

END OF EXHIBIT A