202012020054

12/02/2020 10:02 AM Pages: 1 of 3 Fees: \$20.00 Skagit County Auditor

When Recorded Return To:

WADOT Capital Inc. 5413 Meridian Ave N, Ste C Seattle, WA 98103

ASSIGNMENT OF DEED OF TRUST

Reference No.: <u>2020 1023 0171</u>

Assessors Tax Parcel No.: 350230-3-005-0000, P33219

For value received, the undersigned as Beneficiary, hereby, without recourse, grants, conveys, assigns and transfers to Jim Klavano CFBO Jamie L. Klavano, as to an undivided 18.93%, Merle E. Klavano, as to an undivided 40.20%, and Borrego Management, LLC, as to an undivided 40.87%, whose address is: C/O WADOT Capital Inc, 5413 Meridian Avenue N, Suite C, Seattle, WA 98103, all beneficial interest under that certain Deed of Trust, dated 10 22 1020, executed by Larry and Diana Estep, Grantor, to Reconveyance Professionals Inc., Trustee, and recorded on 10 23 1020, under Auditor's File No. 202010330171, records of Skagit County, Washington, describing land therein as:

See Attached Exhibit "A"

Together with note or notes therein described or referenced to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust. This assignment is done without recourse to Beneficiary, and without warranty of any nature, express or implied.

DATED this 25^{+n} day of November, 2020.

WADOT Capital Inc. By: Erik Egger

Its: President

STATE OF WASHINGTON)
) ss
COUNTY OF KING)	

On this day personally appeared before me Erik Egger, to me known to be the President of WADOT Capital Inc., the corporation that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that HE was authorized to execute the instrument for and on its behalf.

SUBSCRIBED AND SWORN to before me by Erik Egger on this _25th day of November, 2020.

POLLY A HARDISTY
Notary Public
State of Washington
Commission # 20112466
My Comm. Expires Sep 17, 2024

PRINTED NAME: Potty Hardisty

NOTARY PUBLIC

in and for the State of Washington.

My commission expires: 9/17/54

Escrow No.: 02-180790-OE

EXHIBIT "A"

LEGAL DESCRIPTION

The South 130 feet of the West 90 feet of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 30, Township 35 North, Range 2 East, W.M.

EXCEPT the South 30 feet thereof conveyed to the City of Anacortes by the deed dated February 28, 1966 and recorded February 23, 1967, under Auditor's File No. 695177.

TOGETHER WITH the West 10 feet of Lot 3, City of Anacortes Short Plat No. AN-86-004, approved December 1, 1986, and recorded December 3, 1986, under Auditor's File No. 8612030024; being a portion of the Northeast ¼ of the Southwest ¼ of Section 30, Township 35 North, Range 2 East, W.M., as delineated on Boundary Line Adjustment recorded February 23, 2010, under Skagit County Auditor's File No. 201002230066.

Situate of County of Skagit, State of Washington.