

**Prepared by, recording requested by,
and when recorded mail to:**

Point Digital Finance, Inc.
PO Box 192
Palo Alto, CA 94302
point.com

Option Agreement ID: 2021012-NONUG

(Space Above for Recorder's Use)

Document Title(s):

- 1. Assignment of Deed of Trust and Memorandum

Reference Number(s) of Documents assigned or released (if applicable):

Deed of Trust executed on or about February 28, 2021 and recorded on May 11, 2021 as Instrument # 202105110140
Memorandum executed on or about February 28, 2021 and recorded on May 11, 2021 as Instrument # 202105110141

Assignor:

- 1. Point Digital Finance, Inc., a Delaware corporation

Assignee:

- 1. Kingsbridge Alternative Strategies Fund, LP, a Delaware limited partnership

Trustee:

N/A

**Abbreviated Legal Description (lot, block and plat name, or
section-township-range):** Lot 6, Ptn Lot 7, Estates At Summit Park Div. II.
[x] Complete legal description is on page 4 of document

Assessor's Property Tax Parcel Account Number:
P111119

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

_____ Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

ASSIGNMENT OF DEED OF TRUST AND MEMORANDUM

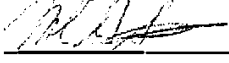
For good and valuable consideration, Point Digital Finance, Inc. a Delaware Corporation (“Assignor”), hereby assigns, grants, transfers and otherwise conveys to Kingsbridge Alternative Strategies Fund, LP, a Delaware limited partnership (“Assignee”), whose address is 1140 N. Town Center Dr., Suite 340, Las Vegas, NV 89144, all of Assignor's rights, title, interests and obligations to and under:

- i. that certain Deed of Trust made by W. Scott Irving and Robin Thaut Irving, as Grantor(s) or Owner(s), in favor of Assignor as “Beneficiary” naming Spruce Land Services Southwest, LLC as “Trustee” executed on or about February 28, 2021 and recorded on May 11, 2021 as Instrument # 202105110140 in the Official Records of the County of Skagit, State of Washington, which relate to, run with and encumber the real property described in Schedule A; and
- ii. that certain Memorandum of Point Digital Finance Option Purchase Agreement (“Memorandum”) made by and between Assignor and W. Scott Irving and Robin Thaut Irving executed on or about February 28, 2021 and recorded on May 11, 2021 as Instrument # 202105110141 in the Official Records of the County of Skagit, State of Washington.

IN WITNESS WHEREOF, the undersigned Assignor has executed this instrument as of March 2, 2021.

ASSIGNOR

Point Digital Finance, Inc., a Delaware corporation

By:  Name: Michael G. Smith
Title: Assistant Secretary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) §
County of Santa Clara)

On 03/02/2021

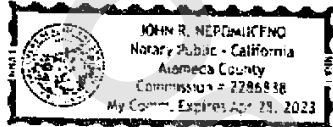
before me, John R. Nepomuceno, Notary Public,

personally appeared Michael G. Smith

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



John R. Nepomuceno
(Signature of Notary)

(Seal of Notary)

SCHEDULE A**LEGAL DESCRIPTION**

The following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, "Plat of Estates at Summit Park, Division II", as per plat recorded in Volume 16 of Plats, pages 162 and 163, records of Skagit County, Washington.

Together with that portion of Lot 7 of the "Plat of Estates at Summit Park, Division II", in a portion of the Northeast 1/4 of Section 9, Township 34 North, Range 2 East W.M., as recorded in Volume 16 of Plats, pages 162 and 163, records of Skagit County, Washington, under Auditor's File No. 9703190068, described as follows:

Beginning at the Northeast corner of said Lot 7; thence North 62 degrees 32'51" West, along the North line of said lot and the South margin of South Ridge Place, 83.66 feet; thence South 21 degrees 01'33" West, 54.44 feet; thence South 12 degrees 04' 57" West, 70.72 feet; thence South 30 degrees 27'49" West, 144.76 feet to an angle point in the East line of said lot which lies South 41 degrees 25' 51" West, 275.00 feet from the point of beginning; thence North 41 degrees 25'51" East, along said East line, 275.00 feet to the point of beginning.

Parcel ID No.: P111119

APN: P111119

[end of legal description]