

**Prepared by and after recording
return to:**

Duane Morris LLP
Spear Tower
One Market Plaza, Suite 2200
San Francisco, CA 94105-1127
Attn: Kenneth Tze

DOCUMENT DATE: April 30, 2021**DOCUMENT TITLE:** ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF
LEASES AND RENTS, SECURITY AGREEMENT AND
FIXTURE FILING**BORROWER:** BFO FACTORY SHOPPES LLC**GRANTOR/ASSIGNOR:** WILMINGTON TRUST, NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE BENEFIT OF THE REGISTERED
HOLDERS OF JPMBB COMMERCIAL MORTGAGE
SECURITIES TRUST 2015-C28, COMMERCIAL
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2015-C28, and in its capacity as "Lead Securitization Note
Holder", having a mailing address of c/o LNR Partners, LLC,
1601 Washington Avenue, Suite 700, Miami Beach, Florida
33139**GRANTEEE/ASSIGNEE:** JPMBB 2015-C28 IN WA WI PROPERTIES, LLC, a
Delaware limited liability company, having a mailing address
of c/o LNR Partners, LLC, 1601 Washington Avenue, Suite
700, Miami Beach, Florida 33139**TAX ACCOUNT NUMBERS/
ID NUMBERS:** 340407-1-002-0013 / P24037
340407-1-002-0708 / P101766
340407-1-002-0401 / P24041**PROPERTY DESCRIPTION:** LOT 3, SP #BURL-1-92; LOTS A & B, SP #BURL-1-92;
PTN NE ¼ MN ¼, 7-34-4 E W. M.**RECORDING NUMBER
REFERENCES:** 201502200046
201502200049
201504170102
201508130045

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

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, **WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES TRUST 2015-C28, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-C28, and in its capacity as "Lead Securitization Note Holder" ("Assignor")**, having a mailing address of c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, does hereby grant, bargain, sell, assign, deliver, convey, transfer and set over unto **JPMBB 2015-C28 IN WA WI PROPERTIES, LLC, a Delaware limited liability company ("Assignee")**, having a mailing address of c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, all of the Assignor's right, title and interest in and to the Security Instrument described below, as such Security Instrument may from time to time have been amended, assumed, consolidated, modified and/or assigned, and all other loan documents executed in connection therewith, as each such document may have been amended, assumed, consolidated, modified and/or assigned (the **"Other Loan Documents"**):

That certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, made as of February 17, 2015 (**"Security Instrument"**), by BFO FACTORY SHOPPES LLC, a Delaware limited liability company (**"Borrower"**), in favor of STARWOOD MORTGAGE CAPITAL LLC, a Delaware limited liability company (**"Original Lender"**), recorded February 20, 2015, as Document Number 201502200046, in the Official Records of the Auditor of Skagit County, Washington (the **"Records"**). The Security Instrument was: (a) assigned by Original Lender to Starwood Mortgage Funding II LLC, a Delaware limited liability company (**"Assignee #1"**), pursuant to that certain Assignment of Security Instrument, dated as of February 18, 2015 and recorded February 20, 2015, as Document Number 201502200049, in the Records; (b) modified pursuant to that certain Recorded Documents Modification Agreement by and between Assignee #1 and Borrower dated as of April 2, 2015 and recorded April 17, 2015, as Document Number 201504170102, in the Records; and (c) assigned by Assignee #1 to Assignor pursuant to that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Instrument and Fixture Filing, dated effective as of April 23, 2015 and recorded August 13, 2015, as Document Number , in the Records.

TOGETHER WITH all rights accrued or to accrue under the Security Instrument and Other Loan Documents, any and all promissory note(s) and the obligations described therein, the debt and claims secured thereby, and all sums of money due and to become due thereon, with interest as provided for therein.

TO HAVE AND TO HOLD the same unto the Assignee and to the successors and assigns of the Assignee forever.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS, IMPLIED OR BY OPERATION OF LAW, OF ANY KIND AND NATURE WHATSOEVER.

The Security Instrument assigned hereby encumbers the real property legally described on **Exhibit A** attached hereto and incorporated herein by this reference.

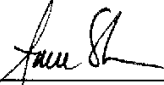
[END OF TEXT – SIGNATURE AND ACKNOWLEDGMENT PAGES FOLLOW]

IN WITNESS WHEREOF, this Assignment has been duly executed on behalf of Assignor on April 30, 2021.

ASSIGNOR:

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES TRUST 2015-C28, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-C28, and in its capacity as "Lead Securitization Note Holder"

By: LNR Partners, LLC, a Florida limited liability company, its Attorney-in-Fact under Limited Power of Attorney dated as of May 6, 2020

By: 
Name: Arnold Shulkin
Title: Vice President

Signed, sealed and delivered
in the presence of:


Print Name: Xiomara Alariz


Print Name: Zamira Colon

STATE OF FLORIDA)
) SS:
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 29th day of April, 2020, by Arnold Shulkin, a Vice President of LNR Partners, LLC, a Florida limited liability company, on behalf of the said limited liability company, as Attorney-in-Fact on behalf of WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES TRUST 2015-C28, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2015-C28, and in its capacity as "Lead Securitization Note Holder". Said individual is personally known to me.



Angela Ospina
 Notary Public, State of Florida

Print Name: Angela Ospina

My Commission Expires: 02-03-25

[AFFIX NOTARY STAMP ABOVE]

EXHIBIT A

LEGAL DESCRIPTION

PARCEL "A":

Lot 3, City of Burlington Short Plat No. 1-92 as approved July 18, 1989, and recorded July 27, 1992, in Volume 10 of Short Plats, page 105, under Auditor's File No. 9207270058, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 34 North, Range 4 East, W.M.,

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

Parcel B, City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "C":

Parcel A, City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "D":

An easement for drainage, as acquired by document recorded under Auditor's File No. 8811230046, records of Skagit County, Washington, over and across the following described property:

The West 20 feet of Lot 3, City of Burlington Short Plat No. 37-76 as approved August 2, 1976, and recorded August 5, 1976, in Volume 1 of Short Plats, page 156, under Auditor's File No. 840316, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "E":

An easement acquired by instruments recorded November 23, 1988, under Auditor's File No. 8811230048, records of Skagit County, Washington, for ingress, egress, and utilities, over, under, and across a 36.00 foot strip of land lying 18.00 feet each side of the following described centerline:

Beginning at the Northeast corner of Section 7, Township 34 North, Range 4 East, W.M.;
thence South $01^{\circ}34'38''$ East, along the East line of said Section 7 a distance of 13.73 feet;
thence South $86^{\circ}59'04''$ West, 40.01 feet to the true point of beginning;
thence continuing South $86^{\circ}59'04''$ West, 56.99 feet to the beginning of a curve to the left having a radius of 170.00 feet;
thence Southwesterly along said curve through a central angle of $66^{\circ}32'00''$, an arc distance of 197.41 feet;
thence South $20^{\circ}27'04''$ West, 124.00 feet to the beginning of a curve to the right, having a radius of 273.00 feet;
thence Southwesterly along said curve through a central angle of $71^{\circ}07'06''$, an arc distance of 338.86 feet;
thence North $88^{\circ}25'50''$ West, 150.00 feet to the terminus point of said centerline. (Said easement being appurtenant to Parcels "B" and "C".)

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "F":

An easement for ingress, egress, and utilities over, under, and across that area delineated as "Access and Utility Easement" on the Easterly portion of Parcel "B" of City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington. (Said easement is appurtenant to Parcel "C".)

Situate in the City of Burlington, County of Skagit, State of Washington.

Tax Account Nos.: 340407-1-002-0013, 340407-1-002-0708 and 340407-1-002-0401