

PREPARED BY: *Ismael Aguirre*
ISRAEL AGUIRRE
KC WILSON & ASSOCIATES
2601 MAIN ST, STE 370
IRVINE, CA 92614
(949) 418-7559

AFTER RECORDING RETURN TO:

ASSIGNMENT OF DEED OF TRUST

LOAN #: 1261248, 9475828

FOR VALUABLE RECEIVED:

ASSIGNOR: AMERICAN ADVISORS GROUP

ASSIGNOR ADDRESS: 18200 VON KARMAN AVE, STE 300
IRVINE, CA 92612

HEREBY GRANTS, ASSIGNS, AND TRANSFERS TO:

ASSIGNEE: REVERSE MORTGAGE FUNDING, LLC

ASSIGNEE ADDRESS: 1455 BROAD STREET, 2ND FLOOR
BLOOMFIELD, NJ 07003

ALL BENEFICIAL INTEREST OF THE ASSIGNOR IN AND TO THE PROPERTY DESCRIBED IN
THAT CERTAIN DEED OF TRUST:

DATED: 8/1/16

ORIGINAL LOAN AMOUNT: \$420,000.00

TRUSTOR/BORROWER: DAVID HAMBRIGHT AND MARY HAMBRIGHT

ORIGINAL BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS
NOMINEE FOR THE ORIGINAL LENDER, ITS SUCCESSORS AND
ASSIGNS

LENDER: AMERICAN ADVISORS GROUP

TRUSTEE: FNTIC (WA)

RECORDED IN THE OFFICIAL REAL PROPERTY RECORDS OF SKAGIT COUNTY, WASHINGTON

RECORDED: 10/20/16 IN BOOK/VOLUME/LIBER: N/A PAGE: N/A DOCUMENT: 201610200059

PROPERTY SUBJECT TO LIEN: 50985 STATE ROUTE 20 STREET, CONCRETE, WA 98237

PARCEL NO: P44852 / 350928-0-014-0002

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

TOGETHER WITH THE PROMISSORY NOTE SECURED BY SAID MORTGAGE AND ALSO ALL
RIGHTS ACCRUED OR TO ACCRUE UNDER SAID DEED OF TRUST:

IN WITNESS WHEREOF, ASSIGNOR HAS EXECUTED THIS INSTRUMENT AS OF THE 29th
DAY OF December, 2021.

* AMERICAN ADVISORS GROUP, BY KC WILSON &
ASSOCIATES, ITS ATTORNEY-IN-FACT

BY: *mb*

NAME: MARC BLUNDEN

TITLE: VICE PRESIDENT

* POA ATTACHED AS EXHIBIT B

STATE OF CALIFORNIA) SS:
COUNTY OF ORANGE

ON December 29, 2021, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID
STATE, PERSONALLY APPEARED MARC BLUNDEN, VICE PRESIDENT, PERSONALLY KNOWN TO
ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE DULY
AUTHORIZED PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE
CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE WITHIN
INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

M. Gonzalez
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES ON: 02/03/2025

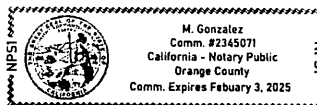


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WITHIN THE BOUNDARIES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE FENCE AND SECTION LINE AND THE NORTH LINE OF OLD STATE HIGHWAY 17-A, AS IT EXISTED ON APRIL 20, 1954, A DISTANCE OF 178.5 FEET, MORE OR LESS, NORTH OF THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE NORTH 57°30' WEST ALONG NORTH RIGHT-OF-WAY LINE OF THE OLD STATE HIGHWAY 17-A, AS THE SAME EXISTED ON APRIL 20, 1954, A DISTANCE OF 441.0 FEET;

THENCE NORTH 52°37' EAST A DISTANCE OF 445.0 FEET, MORE OR LESS, TO THE SOUTH GATE POST ON FENCE AND SECTION LINE;

THENCE SOUTH ALONG FENCE AND SECTION LINE A DISTANCE OF 510.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED DATED OCTOBER 29, 1957, RECORDED DECEMBER 2, 1957, UNDER AUDITOR'S FILE NO. 559087, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Parcel ID: P44852 / 350928-0-014-0002

Commonly known as 50985 STATE ROUTE 20, Concrete, WA 98237
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: (1.3100 AC) SECTION 28, TOWNSHIP 35, RANGE 9, TAX 3 PORTION OF SE 1/4 OF NE 1/4
BEG 178.5' N OF E 1/2 COR OF SEC TH N 57 DEG 30' W ALG N R/W OF HWY 17A

EXHIBIT B

LIMITED POWER OF ATTORNEY

AMERICAN ADVISORS GROUP

18200 VON KARMAN AVE., SUITE 300, IRVINE, CA 92612
(GRANTOR)

to

KC WILSON & ASSOCIATES

2601 MAIN ST, STE 370, IRVINE, CA 92614
(GRANTEE)

KC WILSON & ASSOCIATES
2601 MAIN ST, STE 370
IRVINE, CA 92614
949-418-7559

Prepared By:

M. Wilson
KC Wilson & Associates
2601 Main St, Ste 370
Irvine, CA 92614
(949) 418-7559

When Recorded Return to:

KC Wilson & Associates
2601 Main St, Ste 370
Irvine, CA 92614

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



91.00

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2021000659944 1:46 pm 10/29/21

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LIMITED POWER OF ATTORNEY

American Advisors Group

18200 Von Karman Ave., Suite 300 Irvine, CA 92612

(GRANTOR)

To

KC WILSON & ASSOCIATES

2601 MAIN ST, STE 370
IRVINE, CA 92614

(GRANTEE)

COUNTY OF ORANGE
STATE OF CALIFORNIA

LIMITED POWER OF ATTORNEY

^{Principal}
American Advisors Group, having an address of 18200 Von Karman Ave., Suite 300 Irvine, CA 92612, constitutes and appoints KC Wilson & Associates, by and through KC Wilson, President, and/or Marc Blunden, Vice President, 2601 Main St, Ste 370 Irvine, CA 92614, its true and lawful attorney-in-fact, with only such power and authority as expressly enumerated and hereby conferred in its name, place and stead and for its use and benefit, to make, sign, execute, acknowledge, deliver, file for record and record any such instruments in its behalf and to effectuate the following enumerated transactions as the same may relate to a mortgage, deed of trust, real estate owned and mortgage notes secured thereby by said attorney-in-fact.

This appointment shall apply to the following transactions only:

1. The assignment of any mortgage or deed of trust.

The undersigned gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary and proper to carry into effect the express power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof. Third parties without actual notice may rely upon the power granted to said attorney-in-fact under this Limited Power of Attorney and may assume that, upon the exercise of such power, all conditions precedent to such exercise of power have been satisfied and this Limited Power of Attorney has not been revoked unless an instrument or revocation has been recorded.

This Limited Power of Attorney has been executed and is effective as of this 21 day of October, 2021 and the same shall continue in full force and effect until the earlier of (i) December 31, 2023 or (ii) the record of an instrument of revocation.

American Advisors Group

By: Matt Engel
Name: Matt Engel
Title: CFO

WITNESSED:

By: [Signature]
Name: LAURA OROZCO

WITNESSED:

By: [Signature]
Name: LISA HEINSIUS

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 CA
COUNTY OF Orange

On OCT 21, 2021, before me, S. Valencia, Notary Public, personally appeared, MATTENDEL, CFO, 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 and 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 that under PENALTY OF PERJURY under laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Notary: _____

My Commission Expires: MAY 23, 2023

