

After Recording Return to:

William J. Crowley
Crowley Law Offices, P.S.
600 University St. Suite 1708
Seattle, WA 98101

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20239133
Date 12/22/2023

DOCUMENT COVER SHEET

Document Title: Purchaser's Assignment of Real Estate Contract

Grantor: Rita Ryder, a single woman

Grantee: Corporation of the Catholic Archbishop of Seattle, a Washington Corporation Sole, for the benefit of St. Anne School

Legal Description Abbreviated: i.e., lot, block, plat or section, township, range:

Lot 44, Skyline No. 4, according to the plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

Reference No. of Related Documents: 887160

Assessor's Property Tax Parcel/Account No. 3820-000-044-0000/P59259

PURCHASER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THIS ASSIGNMENT OF PURCHASE AND SALE AGREEMENT ("**Assignment**"), is made as of this 18th of December, 2023, by and between **RITA RYDER**, a single woman, ("**Purchaser**"), and **CORPORATION OF THE CATHOLIC ARCHBISHOP OF SEATTLE for the benefit of St. Ann Catholic School**, a corporation sole duly formed and organized under the laws of the State of Washington ("**Assignee**") (Seller, Purchaser and Assignee are sometimes referred herein, collectively, as the "**Parties**"). All initially capitalized terms used herein which are not otherwise defined herein shall have the meanings ascribed to them in the Purchase Agreement (as such term is defined below).

1. **Assignment.** Purchaser hereby assigns, transfers and conveys to Assignee all of Purchaser's rights, title, interests, duties and obligations in, to and under the Real Estate Purchase Contract dated July 31, 1978 between Purchaser and Seller (the "Purchase Contract") and the property located at 4512 Queen Ann Way, Anacortes, WA, 98221, situated in Skagit County, State of Washington (the "Property"), Skagit County Auditor's File No. 887106, legally described as:

Lot 44, "Skyline No. 4", According to the Plat Recorded in Volume 9 of Plats, pages 61 and 62, Records of Skagit County.

3. **Representations and Warranties.** Purchaser represents and warrants that (a) Purchaser has full authority to assign its interests under the Purchase Contract, (b) the Purchase Contract is in full force and effect, (c) Purchaser is not in default under the Purchase Contract, and (d) Purchaser has provided Assignee with a true, correct and complete copy of the Purchase Contract.

4. **Assumption of Obligations.** Assignee hereby assumes and agrees to perform all duties, obligations and liabilities of Purchaser under the Purchase Contract arising after the date hereof. Assignee shall indemnify and hold Purchaser harmless from any claims arising from Assignee's failure to perform such assumed duties and obligations.

6. **Further Assurances.** The parties shall take all actions and execute all documents reasonably necessary to effectuate the intent of this Assignment.

7. **Governing Law.** This Assignment is governed by the laws of Washington.

8. **Counterparts.** This Assignment may be executed in counterparts, each being deemed an original, and all of which together constitute one and the same instrument.

9. **Captions.** The captions in this Assignment are for convenience only and shall not be

considered in interpreting the Assignment.

10. **Entire Agreement.** This Assignment represents the entire agreement between the parties relating to the subject matter hereof.

IN WITNESS WHEREOF, the parties have executed this Assignment as of the day and year first above written.

PURCHASER:

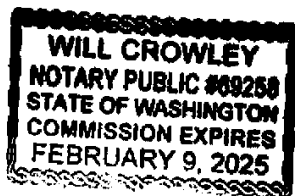
Rita Ryder,
a single woman

Rita Ryder

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 18th day of December 2023, before me personally appeared Rita Ryder, a single woman, who executed the within and foregoing instrument, and acknowledged said instrument to be her free and voluntary act and for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of December, 2023.



William J. Crowley
(Print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My commission expires 2-9-2025

ASSIGNEE: Corporation of the Catholic Archbishop of Seattle
a Washington Corporation Sole, for the benefit of St. Ann School

By: _____

Name: _____

Title: _____

Megan Slivinski

CFO/Attorney in Fact

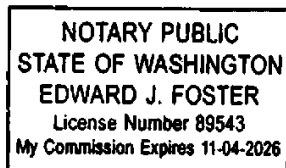
STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

On this 20th day of December, 2023, before me personally appeared Megan Slivinski to me known to be the Chief Financial Officer and attorney-in-fact of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this 20th day of December, 2023.



EDWARD J. FOSTER

(Print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at Seattle, WA.

My commission expires