

When recorded return to:
Kelly Coronel
Ticor Title Company
2825 Colby Ave, Ste 300
Everett, WA 98201

TICOR TITLE
RC2409701

APPOINTMENT OF SUCCESSOR TRUSTEE

Grantor: Venteurs LLC
Grantee: Ticor Title Company
Legal Descr: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Assessor's PID: P51064 / 360519-0-009-4211
Reference No.: 202305080022

NOTICE IS HEREBY GIVEN that Venteurs LLC, the current Beneficiary under that certain Deed of Trust dated May 5, 2023 and recorded on May 8, 2023, under Skagit County Recording No. 202305080022, in which Rafael M Lopez, Jr and Rafael Cisneros was the Grantor and Land Title Company was the original Trustee, hereby appoints Ticor Title Company, whose address is 10840 SE 208th Street, Kent WA 98031, as Successor Trustee to have all the powers of said original Trustee, effective immediately.

IN WITNESS WHEREOF, the undersigned Beneficiary has herein set (his/her) hand.

Dated: January 3, 2024

Venteurs LLC

Near Harvey
Signature

By: NEAR HARVEY
Print Name

Its: MEMBER MANAGER, VENTEURS LLC
Print Title

APPOINTMENT OF SUCCESSOR TRUSTEE
(continued)

State of Washington
County of Skagit

This record was acknowledged before me on 1/4/2024 by Neal Harvey as Member, Manager of Venteurs LLC.

Rachelle Wickard
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 8/26/2025

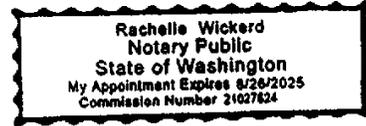


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P51064 / 360519-0-009-4211

THAT PORTION OF GOVERNMENT LOTS 2 AND 3 IN THE WEST HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, BEING THE WEST QUARTER CORNER OF SAID SECTION;
THENCE NORTH 05°19'33" WEST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 199.36 FEET;
THENCE SOUTH 89°34'32" EAST A DISTANCE OF 570.37 FEET;
THENCE SOUTH 17°38'56" WEST A DISTANCE OF 117.83 FEET;
THENCE SOUTH 08°14'41" WEST A DISTANCE OF 335.79 FEET;
THENCE NORTH 86°18'07" WEST A DISTANCE OF 470.05 FEET TO THE WEST LINE OF GOVERNMENT LOT 3;
THENCE NORTH 00°17'36" EAST A DISTANCE OF 220 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS PARCEL NO. 43 OF THUNDER CREEK SURVEY, RECORDED IN VOLUME 1 OF SURVEYS, PAGE 85, UNDER AUDITOR'S FILE NO. 805666, RECORDS OF SKAGIT COUNTY, WASHINGTON, SUPPLEMENTED BY MAP FILED IN VOLUME 1 OF SURVEYS, PAGE 110, UNDER AUDITOR'S FILE NO. 809463, RECORDS OF SKAGIT COUNTY, WASHINGTON.)

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND LYING IN THE WEST HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN SKAGIT COUNTY, WASHINGTON, WHICH IS 30 FEET IN WIDTH AND LIES 15 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 IN SAID SECTION;
THENCE NORTH 00°17'36" EAST ALONG THE WEST LINE OF SAID SECTION 283.06 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 47°09'53" EAST A DISTANCE OF 84.39 FEET;
THENCE NORTH 17°41'16" EAST A DISTANCE OF 468.80 FEET;
THENCE NORTH 01°40'16" EAST A DISTANCE OF 251.98 FEET;
THENCE NORTH 06°35'29" WEST A DISTANCE OF 421.63 FEET;
THENCE NORTH 47°33'59" WEST A DISTANCE OF 231.63 FEET TO A POINT THAT LIES 15 FEET EASTERLY OF THE WEST LINE OF SAID SECTION;
THENCE NORTH 05°19'33" WEST PARALLEL WITH AND 15 FEET EASTERLY OF THE WEST LINE OF SAID SECTION A DISTANCE OF 1,430.91 FEET TO THE TERMINUS OF SAID EASEMENT;

AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND LYING IN THE WEST HALF OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN WHICH IS 60 FEET IN WIDTH, BEING 30 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 IN SAID SECTION;
THENCE NORTH 00°17'36" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF

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30.33 FEET TO THE POINT OF BEGINNING;
THENCE NORTHERLY THE FOLLOWING COURSES AND DISTANCES:

NORTH 59°27'49" EAST A DISTANCE OF 242.43 FEET; NORTH 34°30'21" EAST A DISTANCE OF 254.74 FEET;
NORTH 11°06'01" EAST A DISTANCE OF 416.22 FEET; NORTH 08°14'41" EAST A DISTANCE OF 628.27 FEET;
NORTH 17°38'56" EAST A DISTANCE OF 117.83 FEET; NORTH 35°18'26" EAST A DISTANCE OF 207.71 FEET;
NORTH 26°20'26" EAST A DISTANCE OF 157.83 FEET; NORTH 04°58'01" EAST A DISTANCE OF 326.90 FEET;
NORTH 08°11'29" WEST A DISTANCE OF 388.04 FEET; NORTH 20°54'29" WEST A DISTANCE OF 215.68 FEET;
NORTH 58°25'29" WEST A DISTANCE OF 13.06 FEET TO A POINT WHICH BEARS SOUTH 34°43'29" EAST FROM THE NORTHWEST CORNER OF SAID SECTION AND THE TERMINUS OF SAID EASEMENT, SAID TERMINUS HAVING A 45-FOOT TURNAROUND RADIUS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.