

When recorded please return to:
C. Riggsby
ORION FINANCIAL GROUP
2860 EXCHANGE BLVD #100
SOUTHLAKE, TX 76092

[Space Above This Line For Recording Data]

Loan Number: 202000412

ASSIGNMENT OF DEED OF TRUST

Grantor(s) (Last name first, then first name and initials):

1. COMMUNITY FIRST BANK
2. WFG NATIONAL TITLE

3.
4.
5.
6.

☐ Additional names on page of document.

Grantee(s) (Last name first, then first name and initials):

1. HFG Income Fund, LLC

2.
3.
4.
5.
6.

☐ Additional names on page of document.

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):

AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 103, RECORDS OF SKAGIT
COUNTY, WASHINGTON;
Lots 6 & 7 and ptn lot 5, blk 2, central add. to mt Vernon

Full legal description on page 2 of document.

Assessor's Property Tax Parcel(s) or Account Number(s): 3711-002-009-0001/P52450

Reference Number(s) Assigned or Released:

☐ Additional references on page of document.

AF# 20221240080

Orion Financial Group Inc.



KALSI, BALWANT

19090004

BSI/ SORTIS OPP FUND 1/AOM/OPD

HFG INCOME FUND, LLC

Loan Number: 202000412

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to

HFG Income Fund, LLC

PO Box 1868

Lake Oswego, OR 97035

all beneficial interest under that certain Deed of Trust dated December 8, 2022
executed by BALWANT S KALSI AND MANJIT K KALSI, MARRIED COUPLE, 6868 VISTA
DR, FERNDALE, WASHINGTON 98248

to WFG NATIONAL TITLE, 5885 MEADOWS ROAD STE 150, LAKE OSWEGO, OREGON
97035

, Trustor,

, Trustee,

and recorded either:

☐ concurrently herewith; or

☒ on 12/14/2022

, as Instrument No. 202212140080 in book

page , in the Official Records in the County Recorder's office of SKGIT

County, WASHINGTON, describing land therein as:

THE SOUTH 1/2 (AS MEASURED ALONG THE EAST AND WEST LINES) OF LOT 5, BLOCK 2, "CENTRAL ADDITION TO MOUNT VERNON",
A.P.N.: 5711-002-009-0001/P62450

TOGETHER with the note or notes therein described or referred to, the money due and to become due
thereon with interest, and all rights accrued or to accrue under said Deed of Trust. The original principal
amount due under this note(s) is \$ 1,000,000.00

COMMUNITY FIRST BANK, A WASHINGTON
BANKING CORPORATION

By: 
Morgan Smith, Managing Director

(Seal)



[Space Below This Line For Acknowledgment]

State of ~~WASHINGTON~~

Oregon

County of ~~SKOTT~~

Clackamas

I certify that I know or have satisfactory evidence that

Morgan Smith

(Name of person signing)

is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument and acknowledged it as the

Managing Director

(Type of authority, e.g., officer, trustee, etc.)

of

COMMUNITY FIRST BANK

(Name of party on behalf of whom instrument was executed)

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

2/9/24



(Seal or stamp)

Signature

Carrie Ann H. Lucas

Title

Notary Public

My appointment expires:

12/8/25

