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05/06/2024 11:22 AM Pages: 1 of 4 Fees: \$1,520.50
Skagit County Auditor

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

**GOLDMAN SACHS MORTGAGE COMPANY, a New York limited partnership
(Assignor)**

to

**COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR
THE BENEFIT OF THE REGISTERED HOLDERS OF BENCHMARK 2023-B40
MORTGAGE TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2023-B40, AND THE RR INTEREST OWNERS
(Assignee)**

Effective as of December 21, 2023

Property Address: 320 Harrison Street, Sedro Woolley, WA 98284
Assessor's Property Tax Parcel Account Number: 41760080200009
Instrument Number 202308170008 / 202405060029
County of Skagit
State of Washington

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

McCoy & Orta, P.C.
100 North Broadway, 26th Floor
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

S 1/2 of Block 8, West Add to Town of Woolley

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

Effective as of the 21st day of December, 2023, GOLDMAN SACHS MORTGAGE COMPANY, a New York limited partnership, having an address at 200 West Street, New York, NY 10282 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF BENCHMARK 2023-B40 MORTGAGE TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2023-B40, AND THE RR INTEREST OWNERS, having an address at 9062 Old Annapolis Road, Columbia, MD 21045 ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILING made by ROCAR SEDRO-WOOLLEY, LLC, a Delaware limited liability company to GOLDMAN SACHS BANK USA, a New York state-chartered bank, dated as of August 14, 2023 and recorded on August 17, 2023, as Instrument Number 202308170008 in the Recorder's Office of Skagit County, Washington ("Recorder's Office") (as the same may have been amended, modified, restated, supplemented, renewed or extended), ("Deed of Trust") securing payment of note(s) of even date therewith, in the original principal amount of \$10,354,631.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Deed of Trust was assigned to GOLDMAN SACHS MORTGAGE COMPANY, a New York limited partnership, by assignment instrument dated as of December 21, 2023 and being recorded simultaneously herewith, in the Recorder's Office.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE PAGE(S) TO FOLLOW]

Reference No.: 4714.013
Matter Name: Walgreens (Sedro Woolley)
Pool: BMARK 2023-B40

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 23
day of January, 2024, to be effective as of the date first written above.

ASSIGNOR:

**GOLDMAN SACHS MORTGAGE
COMPANY, a New York limited
partnership**

By: 
Name: **Zach Wszolek**
Title: Authorized Signatory

STATE OF TEXAS

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§
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COUNTY OF DALLAS

On the 23rd day of January, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Zach Wszolek, personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, as Authorized Signatory of Goldman Sachs Mortgage Company, a New York limited partnership, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument, and that such individual made such appearance before the undersigned.

WITNESS my hand and official seal.

My Commission Expires: 3-11-25

Signature: 
Notary Public

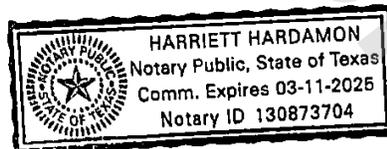


EXHIBIT A**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the City of Sedro-Wooley, County of Skagit, State of Washington, and is described as follows:

THE SOUTH 1/2 OF BLOCK 8, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON. SAID SOUTH 1/2 CONSISTS OF LOTS 13 THROUGH 24.

TOGETHER WITH THE NORTH 15 FEET OF HARRISON STREET ADJACENT THERETO AS VACATED BY CITY ORDINANCE NO. 1285-97, RECORDED UNDER AUDITOR'S FILE NO. 9802200031.

EXCEPTING THEREFROM THAT PORTION OF LOT 13 CONVEYED TO THE STATE OF WASHINGTON FOR SECONDARY STATE HIGHWAY NO. 1-A AND 1-F, SEDRO-WOOLLEY VICINITY, BY DEEDS RECORDED APRIL 14, 1956, UNDER AUDITOR'S FILE NO. 516234, AND MAY 27, 1955, UNDER AUDITOR'S FILE NO. 518491.

EXCEPTING THEREFROM RIGHT-OF-WAY DEDICATIONS ON HARRISON STREET AS RECORDED UNDER AUDITOR'S FILE NO. 200710100079.