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08/20/2024 09:32 AM Pages: 1 of 6 Fees: \$933.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

FAIRVIEW INVESTMENT FUND VII, LP
707 E. HARRISON STREET
SEATTLE, WA 98102
ATTN: LOAN SERVICING

Document Title:

ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING
WITH ASSIGNMENT OF LEASES AND RENTS

Prior Recorded Document Reference Number:

202202040051 – Skagit

Grantor/Assignor:

READYCAP COMMERCIAL, LLC

Grantee/Assignee:

FAIRVIEW INVESTMENT FUND VII, LP

Abbreviated Legal:

S 24, T 35N, R 1E – SE SE

Account Number:

P31896/350124-0-119-0008

P31894/350124-0-117-0000

ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING
WITH ASSIGNMENT OF LEASES AND RENTS

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

FAIRVIEW INVESTMENT FUND VII, LP
707 E HARRISON ST, SEATTLE, WA 98102
ATTN: LOAN SERVICING

7013.04.01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING
WITH ASSIGNMENT OF LEASES AND RENTS

Effective as of August 7, 2024, and FOR VALUE RECEIVED, the receipt and sufficiency of which are acknowledged, the undersigned absolutely sells, delivers, sets over, grants, conveys, assigns and transfers, without recourse, representation or warranty, except as otherwise expressly set forth in that certain Agreement for Purchase and Sale of Loans, by and between READYCAP COMMERCIAL, LLC, having an address at 1420 Fifth Avenue, Suite 2000, Seattle, Washington 98101 ("Assignor"), and FAIRVIEW INVESTMENT FUND VII, LP, having an address at 707 E. Harrison St, Seattle, WA 98102 ("Assignee"), to Assignee, all of its right, title and interest in and to that certain Deed of Trust more particularly described on Exhibit A attached hereto (the "Security Instrument"), securing the property described on Exhibit B attached hereto.

TOGETHER WITH all right, title and interest in and to the promissory note or other obligations secured thereby, the money due and to become due thereon, and all rights accrued or to accrue thereunder.

To have and to hold this Assignment unto Assignee, its successors and assigns forever.

RECFP24-10 SKAGIT

First American Title Insurance Co.
Accommodation recording only;
document not reviewed and
no insurance provided.

IN WITNESS WHEREOF, Assignor has caused these presents to be duly executed as of the day and year first written above.

READYCAP COMMERCIAL, a Delaware limited liability company

By: *Melissa Perez*

Name: Melissa Perez

Title: Authorized Signer

STATE OF TEXAS)

)ss.:

COUNTY OF DALLAS)

On the 5th day of August in the year 2024 before me, the undersigned, personally appears Melissa Perez, personally known to me or provided to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

Jillian Tosh
Notary Public

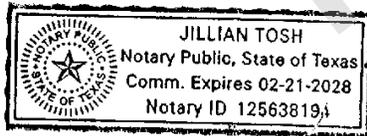


Exhibit A

Description of Security Instrument

Deed of Trust, Security Agreement and Fixture Filing with Assignment of Leases and Rents dated February 3, 2022, by and between ANACOTT5 LLC and BRMK Lending, LLC, recorded on February 4, 2022, recording # 202202040051, in Skagit County, WA, as assigned by BRMK Lending, LLC to BRMK Lending SPE 1, LLC, a Delaware limited liability company, by that assignment recorded on August 31, 2023 as Document No. 202308310002, as further assigned to BRMK Lending, LLC, a Delaware limited liability company by that assignment recorded on July 1, 2024 as Document No. 202407010063, as further assigned to READYCAP COMMERCIAL, LLC, a Delaware limited liability company by that assignment recorded on July 2, 2024 as Document No. 202407020001, in the aforesaid record.

Exhibit B

PARCEL A:

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point 393.6 feet West of the Southeast corner of said Southeast 1/4 of the Southeast 1/4, (or a point 98.4 feet West of the Southwest corner of a tract of land conveyed to one A.H. Moore); thence West 49.2 feet; thence North 296 feet; thence East 49.2 feet; thence South 296 feet to the place of beginning, EXCEPT the North 125 feet thereof, and ALSO EXCEPT that portion thereof conveyed to City of Anacortes, a municipal corporation by Deed dated August 4, 1964 and recorded November 8, 1965, under Auditor's File No. 674254.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Southeast 1/4 of the Southeast 1/4, Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point which is 442.8 feet West of the Southeast corner of said Southeast 1/4 of the Southeast 1/4; thence North 0 degrees 15'10" West to the center line of 28th Street in the City of Anacortes, if produced; thence Southerly to a point on the South line of said Section, which is 8 feet Westerly of the point of beginning; thence East along the South line of said Section to the point of beginning; EXCEPT that portion thereof conveyed to the City of Anacortes for street purposes, by deed recorded March 9, 1959, under Auditor's File No. 577490.

Situated in Skagit County, Washington.

PARCEL C:

That portion of the Southeast Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision which is 492 feet West of the Southeast corner of said section; thence East 49.2 feet; thence North 296 feet; thence West 49.2 feet; thence South 146.63 feet; thence West 11.59 feet; thence South 146.58 feet; thence East 11.59 feet to the point of beginning;

EXCEPT that portion thereof conveyed to the City of Anacortes for street purposes by deed recorded March 9, 1959, under Auditor's File No. 577489 and No. 577490, records of Skagit County, Washington;

ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at a point which is 442.8 feet West of the Southeast corner of said section; thence North $0^{\circ}15'16''$ West to the center line of 28th Street in Anacortes, Washington, if produced; thence Southerly to a point on the South line of said subdivision 8 feet Westerly of the point of beginning; thence Easterly along said South line to the point of beginning;

Situated in Skagit County, Washington.

Property Addresses: 1210 & 1212 29th Street, Anacortes, WA 98221.

Parcel Nos. P31896/350124-0-119-0008 (Parcels A & B) & P31894/350124-0-117-0000 (Parcel C)
