

After Recording Return to:
Merchants Mortgage NW, LLC
7400 E. Crestline Cir, Suite 250
Greenwood Village, CO 80111
Loan No. 65735
Toorak Trade No. 569

ASSIGNMENT OF TRUST DEED BY BENEFICIARY
(Washington)

GRANTOR IN TRUST DEED: ADEDAYO TOLULOPE OMOTUNDE, A MARRIED MAN AND HIS SEPARATE ESTATE
1500 Northeast Pierce Avenue, Renton, WA 98056

ASSIGNEE: Toorak Capital Partners, LLC
15 Maple Street, 2nd Floor West Summit, NJ 07901

TRUSTEE: GUARDIAN NORTHWEST TITLE & ESCROW
1301-B Riverside Drive, Mount Vernon, WA 98273

BENEFICIARY: MERCHANTS MORTGAGE NW, LLC
7400 E. Crestline Circle #250, Greenwood Village, CO 80111

DATE OF TRUST DEED: October 1, 2024

RECORDED ON: October 3, 2024

RECORDING NUMBER: 202410030060

COUNTY RECORDED: Skagit

Abbreviated Legal Description: Lot 70, Skyline No. 10

LEGAL DESCRIPTION: See Exhibit A

PROPERTY ADDRESS: 3007 Rye Court, Anacortes, WA 98221

TAX ACCT. #: P59980/ 3826-000-070-0001

CONSIDERATION: \$539,963.00

FOR VALUE RECEIVED, the undersigned who is the beneficiary or his successor in interest under the trust deed referenced above, hereby grants, assigns, transfers and sets over to Toorak Capital Partners, LLC ("Assignee"), and Assignee's heirs, personal representatives, successors and assigns, all his beneficial interest in and under said trust deed, together with the notes, moneys and obligations therein described or referred to, with the interest thereon, and all rights and benefits whatsoever accrued or to accrue under said trust deed.

The undersigned hereby covenants that the undersigned is the beneficiary or his successor in interest under said trust deed and is the owner and holder of the beneficial interest therein; that he has good right to sell, transfer and assign the same, and the note or other obligation secured thereby, and that there is now unpaid on the obligations secured by said trust deed the sum of not less than Five Hundred Thirty Nine Thousand Nine Hundred Sixty Three Dollars and No Cents (\$539,963.00) with interest thereon from October 1, 2024.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural.

DATED: October 7, 2024

MERCHANTS MORTGAGE NW, LLC,
a Colorado limited liability company

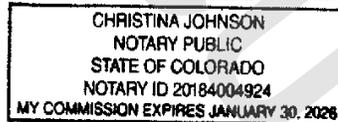
By: *Debbie Reynolds*
Name: Debbie Reynolds
Title: Operations Specialist

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

Personally appeared before me on October 7, 2024, the above-named Debbie Reynolds who did say she was Operations Specialist of Merchants Mortgage NW, LLC, and that this instrument was signed in behalf of said company; and acknowledged that she executed the foregoing as its voluntary act and deed.

Christina Johnson
NOTARY PUBLIC for Colorado

My Commission expires: 1/30/2026



**EXHIBIT A
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

LOT 70, "SKYLINE NO. 10," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 117 THROUGH 120, INCLUSIVE,

RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

and commonly known as 3007 Rye Court, Anacortes, WA 98221