

WHEN RECORDED MAIL TO:  
ANCHOR LOANS, LP  
ONE BAXTER WAY, STE. 220  
THOUSAND OAKS, CA 91362  
818-867-2054 / 310-395-0010

### ASSIGNMENT DEED OF TRUST

Ref AL: 980370

Property Address: 403 NORTH 21ST STREET, MOUNT VERNON, WA 98273

Parcel Number: P26917/340420-1-023-0201

For value received, ANCHOR ASSETS XVIII, a California Limited Liability Company ("Assignor"), having an address of One Baxter Way, Ste. 220, Thousand Oaks, CA 91362, the undersigned holder, hereby grants, sells, assigns, conveys and transfers, without recourse to ANCHOR LOANS, LP, a Delaware Limited Partnership ("Assignee"), having an address of One Baxter Way, Ste. 220, Thousand Oaks, CA 91362 all of its right, title and interest under that certain security instrument ("Security Instrument") dated November 8, 2024, executed by OMEYOCAN, LLC, a Washington Limited Liability Company, (herein "Borrower"), CHICAGO TITLE COMPANY OF WASHINGTON, a Washington corporation (herein "Trustee") to ANCHOR LOANS, LP, A DELAWARE LIMITED PARTNERSHIP, and given to secure payment of \$2,382,000.00, recorded as Instrument Number (202411120081) on 12th day of November, 2024 of official records in SKAGIT County, WA, describing land there as:

THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 1°18'11" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 385.00 FEET;  
THENCE SOUTH 88°46'27" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF 21ST STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON, AND WHICH IS THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;  
THENCE SOUTH 88°46'27" WEST, A DISTANCE OF 105.40 FEET;  
THENCE NORTH 1°13'33" WEST, A DISTANCE OF 200.00 FEET;  
THENCE NORTH 88°46'27" EAST, A DISTANCE OF 85.16 FEET;  
THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET; AN ARC DISTANCE OF 31.39 FEET TO A POINT ON THE WEST LINE OF SAID 21ST STREET;  
THENCE SOUTH 1°18'11" EAST ALONG THE WEST LINE OF SAID 21ST STREET, A DISTANCE OF 180.03 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION.

TOGETHER WITH the Note(s) or other Obligation therein described, and the money due and to grow due thereon, with interest, and all rights accrued or to accrue under such Security Instrument.

TO HAVE AND TO HOLD the same unto the said Assignee, its successors and assigns, forever, subject only to all the provisions contained in said Security Instrument and the Note or other Obligation. AND, the said Assignor hereby constitutes and appoints the Assignee as the Assignor's true and lawful attorney, irrevocable in law or in equity, in the Assignor's name, place and stead but at the Assignee's cost and expenses, to have, use and take all lawful ways

and means for the recovery of all the said money and interest; and in case of payment, to discharge the same as fully as the Assignor might or could do if these presents were not made.

AND the Assignor covenants that there is now and owing the said Note or other Obligation secured thereby, and there are no set-offs, counterclaims or defenses against the same, in law or equity, nor have there been any modifications or other changes in the original terms thereof, other than as stated herein.

In reference herein to any parties, use of any particular gender or the plural or singular name is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Assignor has hereunto set its hand and seal or caused these presents to be signed by its proper officers and its seal, if any, to be hereto affixed this 26th day of December, 2024.

**ANCHOR ASSETS XVIII, a California Limited Liability Company**

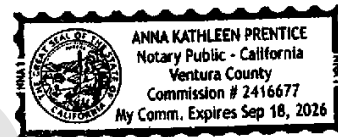
By: Joshua Donaghy  
Joshua Donaghy  
Authorized Representative of Lighthouse Management,  
LLC, a California Limited Liability Company and Manager  
for Anchor Assets XVIII

*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

STATE OF CALIFORNIA  
COUNTY OF VENTURA

On DEC 26 2024, before me, Anna Kathleen Prentice, notary  
public personally appeared Joshua Donaghy  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and that  
by his/her/their signature(s) on the instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed the instrument.

(This area for official notary seal)



I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.

Witness my hand and official seal,

Anna Kathleen Prentice  
Notary Public commissioned for said County and State

PREPARED BY:  
ANCHOR LOANS, L.P.  
ONE BAXTER WAY, STE. 220  
THOUSAND OAKS, CA 91362