

RECORD AND RETURN TO:
Pender Capital Management LLC
Attention: Servicing Division
8235 Douglas Avenue, Suite 1305,
Dallas TX 75225

(Reserved)

RELEASE OF DEED TO TRUST

This Release of Deed of Trust ("**Release**") is made effective as of this 14th day of January 2025, by **PENDER ABL I OW, LLC**, a Delaware limited liability company ("**Lender**").

RECITALS

A. **SOMERSET APARTMENTS LLC**, a Washington limited liability company (the "**Borrower**"), executed and delivered to Chicago Title Company, whose address is 1142 Broadway, Suite 200, Tacoma, WA 98402, as trustee ("**Trustee**") for the benefit of Lender, a Deed Of Trust, Assignment of Rents, Security Agreement and Fixture Filings ("**Deed of Trust**") dated **December 8, 2022, to PENDER WEST CREDIT 1 REIT, L.L.C.**, a Delaware limited liability company, and recorded on **December 8, 2022, as Instrument No. 202212080045**, and **ASSIGNMENT OF DEED OF TRUST** (this "**Assignment**") from **PENDER WEST CREDIT 1 REIT, L.L.C.**, a Delaware limited liability company ("**Assignor**") to **PENDER CREDIT HOLDINGS I, LLC**, a Delaware limited liability company ("**Assignee**") dated **January 17, 2023** and recorded on **January 19, 2023** as **Instrument No. 202301190016**, and **ASSIGNMENT OF DEED OF TRUST** (this "**Assignment**") from **PENDER CREDIT HOLDINGS I, LLC**, a Delaware limited liability company ("**Assignor**") to **PENDER ABL I OW, LLC**, a Delaware limited liability company ("**Assignee**") dated **April 1, 2024** and recorded **April 3, 2024** as **Instrument No. 202404030010** with the Skagit County Auditor, state of Washington, and securing indebtedness, as fully set forth in the Deed Of Trust, Assignment of Rents, Security Agreement and Fixture Filings.

B. Lender has agreed to release the property encumbered by the Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filings which is more fully described on "Exhibit A" hereof from the lien and operation thereof.

Legal Description Abbreviated: Ptn NE SE, 17-34-4E, W.N. and Ptn. Tract A, Corredig Addn. Tax Account No.: P52631/ 3716-004-000-0209, P25500/ 340417-0-061-0003, P25601/ 340417-0-061-0102 and P25664/ 340417-0-070-0002

Assessors Tax Parcel ID#: 3716-004-000-0209, 340417-0-061-0003, 340417-0-061-0102, 340417-0-070-0002

NOW, THEREFORE, in consideration of the Recitals, and other good and valuable consideration,

the receipt and sufficiency of which are hereby acknowledged, Lender does hereby forever discharge and release unto Borrower and its successors in title all right, title and interest they may have to the property described in Exhibit A, attached hereto and by this reference made a part hereof.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has executed and delivered this Release as of the date first written above.

LENDER

PENDER ABL I OW, LLC,
a Delaware limited liability company

By: Pender Real Estate Credit Fund,
a Delaware statutory trust
Its: Sole Member

By: Pender Capital Management, LLC
a Delaware limited liability company
Its: Investment Member

By: [Signature]
Name: Zach Murphy
Title: CIO

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 Texas

County of Dallas

On 01/14/25 before me, Lance Cunningham, personally appeared Zach Murphy, who proved 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 executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

Signature [Signature]

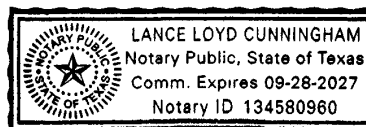


EXHIBIT A

Legal Description

PARCEL A:

That portion of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the county road 767.80 feet West and 30.00 feet South of the Northwest corner of said subdivision, said point being the Northwest corner of a tract conveyed to James V. Whited, et ux by deed recorded May 3, 1962, in Volume 323 of Deeds, page 117, under Auditor's File No. 621113, records of Skagit County, Washington;

thence West a distance of 138.90 feet;

thence South to the Northeast corner of Tract A, CORREDIG ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington;

thence South 89°38'45" East along the North line of said Tract A extended East, to a point 102.00 feet East of said Tract A;

thence continue in an Easterly direction in a straight line a distance of 99.00 feet, more or less, to the Southeast corner of the aforementioned Whited tract;

thence North along the West line of said Whited tract to the point of beginning;

EXCEPT the North 10.00 feet thereof conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 9108300069, records of Skagit County, Washington;

AND ALSO EXCEPTING that portion conveyed to the State of Washington on August 30, 1991, under Auditor's File No. 9108300069, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of CORREDIG ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington, and of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of Tract A of CORREDIG ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington;

thence South 89°38'45" East along the North line of said Tract A extended East to a point 102.00 feet East of said Tract A, said point being the true point of beginning;

thence South 00°12'39" East, a distance of 150.00 feet;

thence North 89°38'45" West, a distance of 102.00 feet to a point on the East line of 19th Street;

thence South along the East line of said 19th Street to a point 210.00 feet South of the Northwest corner of said subdivision, said point being the true point of beginning;

thence East along a line that is parallel with and 210.00 feet South of the North line of Tract A and the projection of 102.00 feet;

thence South 00°12'30" East, a distance of 107.75 feet, more or less, to the North line of Tract B of said Corredig Addition;

thence East a distance of 199.00 feet, more or less, to the Southeast corner of a tract conveyed to Joseph P. Souza, et ux, by deed dated May 7, 1962, recorded May 7, 1962, in Volume 323 of Deeds, page 184,

under Auditor's File No. 621248, records of Skagit County, Washington;

thence North parallel with the East line of said Souza tract a distance of 317.00 feet, more or less, to the Northwest corner of a tract conveyed to James V. Whited, et ux, by deed dated May 2, 1962, recorded May 3, 1962, in Volume 323 of Deeds, page 117, under Auditor's File No. 621113, records of Skagit County, Washington;

thence Westerly along the South line of said Whited tract a distance of 100.00 feet, more or less, to the Southeast corner of said subdivision, said point being the true point of beginning;

thence Westerly in a straight line a distance of 99.00 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington

PARCEL C:

That portion of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 906.70 feet West of the Northeast corner of said Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Quarter;
Thence West 95.00 feet;
Thence South 229.25 feet;
Thence East 95.00 feet;
Thence North 229.25 feet to the point of beginning;
EXCEPT State Highway along the North line thereof;
AND EXCEPT the North 10.00 feet and the West 32.69 feet of the above described premises as
conveyed to the City of Mount Vernon by instrument recorded December 7, 1979, under Auditor's File No. 7912070008, records
of Skagit County, Washington;
AND ALSO EXCEPT that portion conveyed to the State of Washington on August 30, 1991, under
Auditor's File No. 9108300069, records of Skagit County, Washington.
Situated in Skagit County, Washington.

APN: 3716-004-000-0209, 340417-0-061-0003, 340417-0-061-0102,, 340417-0-070-0002

PROPERTY ADDRESS: 1516 North 19th Street, Mount Vernon, WA 98273