

When recorded return to:

496404 Alberta Ltd., an Alberta Corporation
1515 Cavanaugh Place NW,
Calgary, Alberta, Canada
T2L 0M8

M 22815 LT

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned as Beneficiary, hereby grants, conveys, assigns and transfers to 496404 Alberta Ltd.

whose address is 1515 Cavanaugh Place NW, Calgary, Alberta, Canada T2L 0M8

all beneficial interest under that certain Deed of Trust, dated July 8, 2024, executed by Ship Harbor Landing LLC., a Washington Limited Liability Company, Grantor(s),

to Land Title and Escrow, Trustee, and recorded on July 11, 2024, under Auditor's File No. 202407110038^{9AS}
records of Skagit County, Washington, describing land therein as:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 23-30, Norman and Woods Subdivision

Tax Parcel Number(s): 3808-000-030-0002/P58124 & 3808-000-028-0006/P58123

Together with note or notes therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated: February 13, 2025

Calwest Inc., A Washington Corporation



By Allan Schroeder, President

State of California
County of Riverside

This record was acknowledged before me on February ____ (date) by Allan Schroeder, President of Calwest Inc.

(Signature of notary public)

(Stamp)

(Title of office)

My commission expires:

(date)

See attachment

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

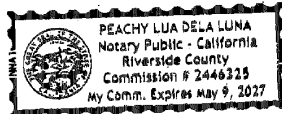
County of RIVERSIDEPeachy Lua Dela Luna
Notary PublicOn FEBRUARY 17, 2025 before me,
Date

Here Insert Name and Title of the Officer

personally appeared

ALLAN SCHROEDER, PRESIDENT
Name(s) of Signer(s)

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.



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.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Assignment of Deed of TrustDocument Date: 2/13/2025 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN Ferry Terminal Road, Anacortes, WA 98221

Tax Parcel Number(s): 3808-000-030-0002/P58124 & 3808-000-028-0006/P58123

Property Description:

That portion of the following described premises lying Southwesterly of that certain strip of land conveyed to the City of Anacortes for road purposes by deeds dated May 15, 1959, recorded June 15, 1959, under Auditor's File Nos. 581810 and 581814, records of Skagit County, Washington.

Tracts 23 through 30, inclusive, "PLAT OF NORMAN & WOOD'S SUB-DIVISION," as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.