

FILED FOR RECORD AT REQUEST OF:

Northwest Business Development Assoc.
9019 E. Appleway Blvd., Suite 200
Spokane Valley, WA 99212

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 04/08/2025

ASSIGNMENT OF
ASSIGNMENT OF LEASES AND CASH COLLATERAL

Reference Number of Document Assigned: 202504080054
Grantor: NW Business Development Association
Grantee: U.S. Small Business Administration

Abbreviated Legal Description:

(4)
1ST AM NCS1254172

Section 9, Township 34 North, Range 3 East - Ptn. NW (aka Lot 2, SP 14-83 & Lots 1, 3, 4 & 5, BINDING SITE PLAN NO. PL07-0187)

For a full legal description please see Exhibit "C" attached hereto and made a part herein by reference.

Assessor's Tax Parcel Account Numbers: P21275/340309-2-003-0100, P130699/8087-000-000-0001, P130701/8087-000-000-0003, P130702/8087-000-000-0004, P130703/8087-000-000-0005

FOR VALUE RECEIVED, the undersigned, NORTHWEST BUSINESS DEVELOPMENT ASSOCIATION, a Washington nonprofit corporation, hereby grants, assigns and transfers to the U.S. SMALL BUSINESS ADMINISTRATION, all of its right, title and interest in and to that certain Assignment of Leases and Cash Collateral dated March 28, 2025 recorded April 8, 2025 under Skagit County Auditor's File No. 202504080054, by and between LAUT BALL PROPERTIES LLC, a Washington Limited Liability Company, and the undersigned.

DATED this 7th day of April, 2025

By

COLLEEN RUGGLES, Sr. Vice President

Exhibit 'C'

PARCEL A:

LOT 2, SHORT PLAT NO. 14-83, REVISED, APPROVED AUGUST 12, 1986, RECORDED AUGUST 13, 1986, IN BOOK 7 OF SHORT PLATS, PAGES 108 AND 109, UNDER AUDITOR'S FILE NO. 8608130026, AND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.,

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

LOT 1, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", APPROVED AUGUST 10, 2011, RECORDED AUGUST 10, 2011 UNDER AUDITOR'S FILE NO. 201108100067, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, OVER, UNDER AND ACROSS THE EAST 20 FEET OF LOT 2, REVISED SHORT PLAT NO. 14-83, APPROVED AUGUST 12, 1986, AND RECORDED AUGUST 13, 1986, IN VOLUME 7 OF SHORT PLATS, PAGES 108 AND 109, UNDER AUDITOR'S FILE NO. 8608130026, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING IN A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M. TOGETHER WITH THAT PORTION OF THE EAST 20 FEET OF LOT 3, SAID REVISED SHORT PLAT NO. 14-83, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°05'26" EAST 238.00 FEET (BEARING CALLED NORTH 00°05'32" EAST IN PREVIOUS DESCRIPTIONS) ALONG THE EAST LINE OF SAID LOT 3; THENCE SOUTH 89°46'44" WEST 20.00 FEET (BEARING CALLED SOUTH 89°47'05" WEST IN PREVIOUS DESCRIPTIONS) TO THE TERMINUS OF SAID LINE, EXCEPT THAT PORTION THEREOF LYING WITHIN THE PARCEL DESCRIBED ABOVE.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE WEST 30 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. AS DESCRIBED IN THE "RESERVATION OF EASEMENT" IN STATUTORY WARRANTY DEED FROM NORMAN H. DAHLSTEDT AND PATRICIA LOUISE DAHLSTEDT, HUSBAND AND WIFE, TO PUGET SOUND POWER & LIGHT COMPANY, DATED FEBRUARY 24, 1982, IN VOLUME 467 OF DEEDS, PAGES 566 AND 567, UNDER AUDITOR'S FILE NO. 8202240060, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

LOT 3, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", APPROVED AUGUST 10, 2011, RECORDED AUGUST 10, 2011 UNDER AUDITOR'S FILE NO. 201108100067, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, OVER, UNDER AND ACROSS THE EAST 20 FEET OF LOT 2, REVISED SHORT PLAT NO. 14-83, APPROVED AUGUST 12, 1986, AND RECORDED AUGUST 13, 1986, IN VOLUME 7 OF SHORT PLATS, PAGES 108 AND 109, UNDER AUDITOR'S FILE NO. 8608130026, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING IN A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3

EAST W.M. TOGETHER WITH THAT PORTION OF THE EAST 20 FEET OF LOT 3, SAID REVISED SHORT PLAT NO. 14-83, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°05'26" EAST 238.00 FEET (BEARING CALLED NORTH 00°05'32" EAST IN PREVIOUS DESCRIPTIONS) ALONG THE EAST LINE OF SAID LOT 3; THENCE SOUTH 89°46'44" WEST 20.00 FEET (BEARING CALLED SOUTH 89°47'05" WEST IN PREVIOUS DESCRIPTIONS) TO THE TERMINUS OF SAID LINE, EXCEPT THAT PORTION THEREOF LYING WITHIN THE PARCEL DESCRIBED ABOVE.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE WEST 30 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. AS DESCRIBED IN THE "RESERVATION OF EASEMENT" IN STATUTORY WARRANTY DEED FROM NORMAN H. DAHLSTEDT AND PATRICIA LOUISE DAHLSTEDT, HUSBAND AND WIFE, TO PUGET SOUND POWER & LIGHT COMPANY, DATED FEBRUARY 24, 1982, IN VOLUME 467 OF DEEDS, PAGES 566 AND 567, UNDER AUDITOR'S FILE NO. 8202240060, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D:

LOT 4, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", APPROVED AUGUST 10, 2011, RECORDED AUGUST 10, 2011 UNDER AUDITOR'S FILE NO. 201108100067, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL E:

LOT 5, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", APPROVED AUGUST 10, 2011, RECORDED AUGUST 10, 2011 UNDER AUDITOR'S FILE NO. 201108100067, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.