202504240076
04/24/2025 02:51 PM Pages: 1 of 6 Fees: $23.00
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

Grandview Homes, LLC
P.O. Box 159
Arlington, WA 98223

CHICAGO TITLE
620058413

# ASSIGNMENT OF DEED OF TRUST

| | |
|---|---|
| ASSIGNOR: | **FREDRICKSON & GUNERIUS, LLC**, a Washington Limited Liability Company |
| ASSIGNEES: | **GRANDVIEW HOMES, LLC,** a Washington Limited Liability Company |
| TRUSTEE: | **GUARDIAN NORTHWEST TITLE**, a Washington Corporation |
| Legal Description; Abbreviated Form: | LOTS G, H, I, J, K, L SURVEY 201702150081 PTN LOTS 13-19 BLK 5 SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION |
| Additional on Page: | Exhibit "A" |
| Assessor's Tax Parcel Nos: | 4089-005-024-0004; P133620<br>4089-005-024-0003; P133621<br>4089-005-024-0002; P133622<br>4089-005-024-0103; P133625<br>4089-005-024-0102; P133626<br>4089-005-024-0101; P133627 |
| Reference Number of Document Assigned: | 201401140045 |

FOR VALUE RECEIVED, **FREDRICKSON & GUNERIUS, LLC**, a Washington Limited Liability Company, "Assignor," all beneficial interest to the Assignee GRANDVIEW HOMES, LLC, a Washington Limited Liability Company, "Assignee" under that certain Deed of Trust dated January 10, 2014, executed by FREDRICKSON & GUNERIUS, LLC, a Washington Corporation, as Trustee, and recorded on January 14, 2014, under Auditor's File No. 201401140045, records of Skagit County, Washington, affecting lands legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECTS TO: Easements, restrictions, and reservations of records.

UNOFFICIAL DOCUMENT

This Assignment includes any and all interest in the note or notes described or referred to in said Deed of Trust, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust.

DATED: 4-23, 2025

ASSIGNOR **FREDRICKSON & GUNERIUS, LLC**
A Washington Limited Liability Company

By: _____
Name:

ASSIGNEE **GRANDVIEW HOMES, LLC**
A Washington Limited Liability Company

By: _____
Name: Scott Wannarell

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON
COUNTY OF Skagit } SS.

I certify that I know of have satisfactory evidence that Jared Ware is the person who appeared before me, and said person acknowledged that he/she is the Member of Fredrickson & Gunerius, LLC, a Washington Limited Liability Company, to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23rd day of April, 2025 ~~2018~~.

LUCILLE M DIAZ
NOTARY PUBLIC #24021169
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 29, 2028

Printed Name Lucille M. Diaz
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-29-28

STATE OF WASHINGTON
COUNTY OF SNOHMISH } SS.

I certify that I know of have satisfactory evidence that **SCOTT WAMMAK** is the person who appeared before me, and said person acknowledged that he is the Managing Member of Grandview Homes, LLC, a Washington Limited Liability Company, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 21 day of April, 2025 ~~2018~~.

LORRIE J THOMPSON
NOTARY PUBLIC #65760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

Printed Name Lorrie J. Thompson
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6-1-2028

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Legal Descriptions:

4089-005-024-0004; P133620

Lot H of Boundary Line Adjustment Survey recorded February 15, 2017, as Skagit County Auditor's File Number 201702150081; being portions of Lots 17, 18, and 19 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, access and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

SUBJECT TO a non-exclusive easement for utilities, over, under and across a 5-foot wide strip across the North 5 feet of said Lot H.

4089-005-024-0003; P133621

Lot I of Boundary Line Adjustment Survey recorded February 15, 2017, as Skagit County Auditor's File Number 201702150081; being portions of Lots 15 and 16 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITIONS" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, access and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

4089-005-024-0002; P133622

Lot L of Boundary Line Adjustment Survey recorded February 15, 2017, as Skagit County Auditor's File Number 201702150081; being portions of Lots 13, 14, and 15 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITIONS" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

UNOFFICIAL DOCUMENT

4089-005-024-0103; P133625

Lot G of Boundary Line Adjustment Survey recorded February 15, 2017, as Skagit County Auditor's File Number 201702150081; being portions of Lots 17, 18, and 19 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot G.

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, access and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

SUBJECT TO a non-exclusive easement for utilities, over, under and across a 5-foot wide strip across the North 5 feet of said Lot G.

4089-005-024-0102; P133626

Lot J of Boundary Line Adjustment Survey recorded February 15, 2017, as Skagit County Auditor's File Number 201702150081; being portions of Lots 15 and 16 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITIONS" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot J.

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, access and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

UNOFFICIAL DOCUMENT

4089-005-024-0101; P133627

Lot K of Boundary Line Adjustment Survey recorded February 15, 2017, as Skagit County Auditor's File Number 201702150081; being portions of Lots 15 and 16 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITIONS" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot K.

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, access and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.