

When Recorded Return To:

WADOT Capital Inc.
5413 Meridian Ave N, Ste C
Seattle, WA 98103

ASSIGNMENT OF DEED OF TRUST

Chicago Title
620060283


Reference No.: 202510070041
Assessors Tax Parcel No.: P73352/4101-221-900-0102
P73266/4101-182-099-0008
P73350/4101-221-026-0002

For value received, the undersigned as Beneficiary, hereby, without recourse, grants, conveys, assigns and transfers to HMAJC, LLC, whose address is: C/O WADOT Capital Inc, 5413 Meridian Avenue N, Suite C, Seattle, WA 98103, all beneficial interest under that certain Deed of Trust, dated October 3, 2025, executed Angela Terek, as a separate estate, Grantor, to Reconveyance Professionals Inc., Trustee, and recorded on 10/7/2025, under Auditor's File No. 202510070041, records of Skagit County, Washington, describing land therein as:

See Attached Exhibit "A"

Together with note or notes therein described or referenced to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust. This assignment is done without recourse to Beneficiary, and without warranty of any nature, express or implied.

DATED this 7th day of October, 2025.


WADOT Capital Inc.
By: Nicole House
Its: Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Nicole House, to me known to be the Vice President of WADOT Capital Inc., the corporation that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that SHE was authorized to execute the instrument for and on its behalf.

SUBSCRIBED AND SWORN to before me by Nicole House on this 7th day of September, 2025.

Nicole M. Pina
PRINTED NAME: Nicole M. Pina
NOTARY PUBLIC
in and for the State of Washington.
My commission expires: 01/20/2026

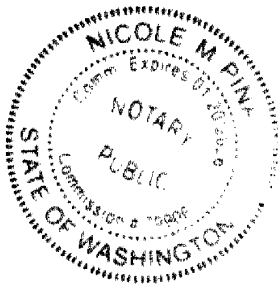


Exhibit "A"

THAT PORTION OF BLOCK 221, MAP OF FIDALGO CITY, SKAGIT CO., WASH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF THE VACATED ALLEY WITHIN SAID BLOCK, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE.

BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 187.03 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;
THENCE SOUTH 68°19' WEST, A DISTANCE OF 74.95 FEET;
THENCE SOUTH 80°55' WEST, A DISTANCE OF 91.14 FEET;
THENCE WEST A DISTANCE OF 70 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 221 WHICH IS 144.81 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, BEING THE TERMINAL POINT OF SAID LINE;

ALSO, THAT PORTION OF BLOCK 182, MAP OF FIDALGO CITY, SKAGIT CO., WASH., ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 2 OF PLATS, PAGES 113 AND 114, LYING SOUTH OF THE COUNTY ROAD CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NOS. 432111 AND 437005, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE EAST HALF OF HOWARD AVENUE ABUTTING THE ABOVE DESCRIBED PORTIONS OF SAID BLOCKS 221 AND 182, SAID PORTION OF HOWARD AVENUE BEING VACATED BY SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 90-2-00559-6;

ALSO TOGETHER WITH THAT PORTION OF VACATED HIGHLAND AVENUE IN THE MAP OF FIDALGO CITY, SKAGIT CO., WASH., ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH IS SOUTH OF THE SOUTH BOUNDARY OF THE COUNTY ROAD AND NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF BLOCK 221 OF SAID PLAT, SOUTH 1°4' EAST, A DISTANCE OF 152.97 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 221; THENCE NORTH 49°43' EAST, A DISTANCE OF 47.77 FEET TO THE EAST LINE OF SAID HIGHLAND AVENUE, AND THE TERMINUS OF SAID LINE;

ALSO TOGETHER WITH THAT PORTION OF VACATED FIRST STREET IN THE PLAT OF MAP OF FIDALGO CITY, SKAGIT CO., WASH., ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH LIES EAST OF THE EAST LINE OF HOWARD AVENUE IN SAID PLAT AND WEST OF THE WEST LINE OF HIGHLAND AVENUE.

TOGETHER WITH A PORTION OF BLOCK 221, MAP OF FIDALGO CITY, SKAGIT CO. WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON AND THAT PORTION OF VACATED HIGHLAND AVENUE LYING EASTERLY OF BLOCK 221 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 221 OF SAID PLAT OF FIDALGO CITY THENCE SOUTH 1° 04' EAST ALONG THE EAST LINE OF SAID BLOCK 221, A DISTANCE OF 152.97 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 26 ° 25' EAST A DISTANCE OF 78.66 FEET TO THE EAST LINE OF VACATED HIGHLAND AVENUE BEING THE WEST LINE OF VACATED DORIS STREET IN THE PLAT OF SALMON BEACH TRACTS;
THENCE SOUTH 0 ° 49' WEST ALONG THE EAST LINE OF VACATED HIGHLAND STREET, A DISTANCE OF 82.03 FEET;
THENCE NORTH 17 ° 20'28" WEST A DISTANCE OF 154.38 FEET;
THENCE NORTH 67 ° 15'00" EAST, A DISTANCE OF 13.22 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED HIGHLAND AVENUE IN THE PLAT OF CITY OF FIDALGO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF BLOCK 221 OF SAID PLAT OF FIDALGO CITY, SAID POINT SOUTH 1 ° 04' EAST A DISTANCE OF 152.97 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 221; THENCE NORTH 49 ° 43' EAST, A DISTANCE OF 47.77 FEET TO A POINT ON THE WESTERLY LINE OF DORIS STREET AS SHOWN ON THE PLAT OF RENSINK-WHIPPLE SALMON BEACH TRACTS; THENCE SOUTH 9 ° 49' WEST ALONG THE WEST LINE OF SAID DORIS STREET, A DISTANCE OF 101.35 FEET; THENCE NORTH 26 DEGREES 25' WEST A DISTANCE OF 78.66 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF BLOCK 221 AND OF THE VACATED ALLEY IN SAID BLOCK 221 AND OF VACATED FRONT STREET LYING SOUTH OF SAID BLOCK 221 AND OF VACATED HIGHLAND STREET LYING EAST OF SAID BLOCK 221 IN CITY OF FIDALGO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 221, A DISTANCE OF 144.81 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;
THENCE EAST 70.0 FEET;
THENCE NORTH 80 DEGREES 55' EAST 45.57 FEET TO THE CENTERLINE OF THE VACATED ALLEY IN SAID BLOCK 221 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 80 ° 55' EAST, 45.57 FEET;
THENCE NORTH 68 ° 19' EAST 62.13 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THAT CERTAIN TRACT CONVEYED TO L ALLEN PERKINS AND NORMA PERKINS BY DEED RECORDED UNDER AF#684709;
THENCE SOUTH 16 ° 16'28" EAST ALONG THE WESTERLY LINE OF SAID PERKINS TRACT TO THE MEANDER LINE OR THE LINE OF EXTREME HIGH TIDE (WHICHEVER IS FURTHEST OUT);
THENCE WESTERLY ALONG SAID MEANDER LINE OR LINE OF EXTREME HIGH TIDE TO A POINT THAT BEARS SOUTH 9 ° 95' EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 9 ° 05' WEST TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.