

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 10/27/2025

ASSIGNMENT OF
ASSIGNMENT OF LEASES AND CASH COLLATERAL

Reference Number of Document Assigned: 202510270052
Grantor: NW Business Development Association
Grantee: U.S. Small Business Administration

Abbreviated Legal Description:

PTN NE NW 19-35-5E

1ST AM (3)
NCS 1278437

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

Assessor's Tax Parcel Account Number: P39546/350519-0-
098-0014

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 October 22, 2025 recorded October 26, 2025 under Skagit County Auditor's File No. 202510270052, by and between MGHG HOLDINGS LLC, a Washington Limited Liability Company, and the undersigned.

DATED this 24th day of October, 2025

Exhibit 'C'

Legal Description:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH LIES NORTH 88°35'14" WEST A DISTANCE OF 178.43 FEET FROM THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 1°24'46" WEST, A DISTANCE OF 296.88 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROUTE 20;
THENCE NORTH 54°21'53" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 222.55 FEET;
THENCE NORTH 35°38'07" WEST, A DISTANCE OF 31.86 FEET;
THENCE NORTH 1°24'46" EAST, A DISTANCE OF 137.37 FEET TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 88°35'14" WEST, A DISTANCE OF 158.43 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS TRACT 3, SURVEY RECORDED UNDER AUDITOR'S FILE NO. 202002070076)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.