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8950 CYPRESS WATERS BLVD
COPPELL, TX 75019



CORPORATE ASSIGNMENT OF DEED OF TRUST

Skagit, Washington

SELLER'S SERVICING #:*****1062 "DOWNS"

MIN #: 100350291085746401 MERS Corporate Phone Number: 1-888-679-6377

Date of Assignment: October 28th, 2025

Assignor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS at P.O. BOX 2026, FLINT, MI 48501-2026

Assignee: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION at 1400 FORUM BLVD, COLUMBIA, MO 65203

Executed By: JEREMY DAVID DOWNS, SINGLE MAN To: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Date of Deed of Trust: 02/17/2023 Recorded: 02/17/2023 as Instrument No.: 202302170029 In the County of Skagit, State of Washington.

Assessor's/Parcel No.: P62390/3867-000-020-0127, P72878/4096-001-012-0001

Property Address: 505 N CHERRY ST, BURLINGTON, WA 98233

Legal: See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof

MERS is appointed as the nominee for the Beneficiary to exercise the rights, duties and obligations of the Beneficiary as Beneficiary may from time to time direct, including but not limited to appointing a successor trustee, assigning, or releasing, in whole or in part the Security Instrument, foreclosing or directing the trustee to institute foreclosure of the Security Instrument, or taking such other actions as Beneficiary may deem necessary or appropriate under the Security Instrument.

The Beneficiary designates MERS as the nominee for the Beneficiary and any notice required by applicable law or the Security Instrument to be served on the Beneficiary must also be served on MERS as the designated nominee for Beneficiary.

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Deed of Trust having an original principal sum of \$373,395.00 with interest, secured thereby, and the full benefit of all the powers and of all the covenants and provisos therein contained, and the said Assignor hereby grants and conveys unto the said Assignee, the Assignor's interest under the Deed of Trust.

TO HAVE AND TO HOLD the said Deed of Trust, and the said property unto the said Assignee forever, subject to the terms contained in said Deed of Trust. IN WITNESS WHEREOF, the assignor has executed these presents the day and year first above written:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
On October 28th, 2025

By: 

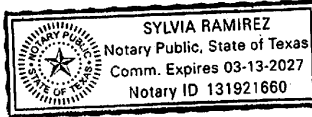
TSEDAL ALEMU, Vice-President

CORPORATE ASSIGNMENT OF DEED OF TRUST Page 2 of 2

STATE OF Texas
COUNTY OF Dallas

On October 28th, 2025, before me, SYLVIA RAMIREZ, a Notary Public in and for Dallas in the State of Texas, personally appeared TSEDALE ALEMU, Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, personally known to me 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

SYLVIA RAMIREZ
Notary Expires: 03/13/2027 #131921660

(This area for notarial seal)

Loan Number: 400222105419340

Date: 02/17/2023

Property Address: 505 N Cherry St

Burlington, WA 98233

Exhibit "A"

Legal Description

For APN/Parcel ID(s): P62390 / 3867-000-020-0127 and P72878 / 4096-001-012-0001

THAT PORTION OF TRACT 20, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF CHERRY STREET 189 FEET NORTH OF THE NORTH LINE OF MAGNOLIA STREET, AS ESTABLISHED IN THE TOWN OF BURLINGTON;

THENCE WEST A DISTANCE OF 100 FEET;

THENCE SOUTH A DISTANCE OF 60 FEET;

THENCE EAST A DISTANCE OF 100 FEET;

THENCE NORTH A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING;

ALSO, LOTS 10 AND 11 AND THE SOUTH 20 FEET OF LOT 12, BLOCK 1, WALLACE ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

A.P.N #:P62390 & P72878