

When Recorded Return To:

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

ASSIGNMENT OF DEED OF TRUST

60028925-356 LT


Reference numbers of related documents: 202601020070
Assessors Tax Parcel No.: 340429-3-020-0201/P28732, 340429-3-020-0102/P28731,
4362-000-008-0006/P80271

For value received, the undersigned as Beneficiary, hereby, without recourse, grants, conveys, assigns and transfers to M & G Investments, 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 12-30-25, executed by Mount Vernon Liquor Center, LLC, a Washington Limited Liability Company, as to Parcel A; Mount Vernon Chevron, LLC., A Washington Limited Liability Company, as to Parcel B; and Fereydoon Pakzad, as his separate property, as to Parcel C, Grantor, to Reconveyance Professionals Inc., Trustee, and recorded on 1/21/2026 under Auditor's File No. 202601020070, records of Skagit County, Washington, describing land therein as:

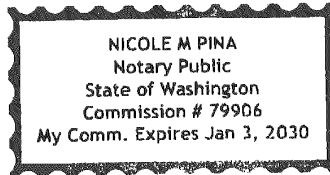
Ptn SW¹/₄ SW¹/₄; 29-34N-R4 EWM; Lot 8, Highland Glen,
Div. No. 2
See Attached Exhibit "A"

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 5th day of January, 2026.



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 5th day of January, 2026.

Nicole M. Pina
PRINTED NAME: Nicole M. Pina
NOTARY PUBLIC
in and for the State of Washington.
My commission expires: 1-3-2030

Exhibit "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

That portion of the Southwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 50 feet Southeasterly (when measured radially) from Highway Engineer's Station F 9 2+00, as shown on Washington State Highway Department right of way map SR 5 MP222.08 to MP225.62, Johnson Road to Blackburn Street, Sheet 9 of 23 sheets, latest revision date September 10, 1971, said point being on a 250 foot radius curve concave to the Southeast, a radial at said point bearing South $74^{\circ}58'06''$ East; thence Northerly along said curve 132.00 feet; thence South $45^{\circ}07'01''$ East 145.49 feet to a point on the Northwesterly margin of the DL Ramp, as shown on said map; thence South $24^{\circ}15'30''$ West 96.00 feet to a point 110 feet Northerly from (when measured at right angles to) Highway Engineer's Station A16+00; thence South $84^{\circ}40'07''$ West 100.50 feet to a point 100 feet Northerly from (when measured at right angles to) Highway Engineer's Station A15+00; thence North $18^{\circ}34'00''$ West 91.47 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at a point 50 feet Southeasterly (when measured radially) from Highway Engineer's station F9 2+00 as shown on Washington State Highway Department right of way map SR5 MP222.08 to MP225.62, Johnson Road to Blackburn Street, sheet 9 of 23 sheets, latest revision date September 10, 1971, said point being on a 25 foot radius curve concave to the Southeast a radial at said point bearing South $74^{\circ}58'06''$ East; thence Northerly along said curve 132.00 feet to the true point of beginning; thence South $45^{\circ}07'01''$ East, 145.49 feet to a point on the Northwesterly margin of the DL ramp as shown on said map; thence North $24^{\circ}15'30''$ East along said Northwesterly margin 256.63 feet to a point 250 feet Westerly (when measured radially) from station 67+00 on the centerline of said SR5; thence North $20^{\circ}02'30''$ East 125.54 feet to a point 50 feet Southeasterly (when measured radially) from station F9 7+50

as shown on said map, said point being on a 500 foot radius curve concave to the Northwest, a radial at said point bearing North $58^{\circ}44'02''$ West;
thence Southerly along said curve 158.07 feet to a point 50 feet Southeasterly (when measured at right angles) from station F9 PC5+57.74;
thence South $49^{\circ}22'45''$ West 179.90 feet to a point 50 feet Southeasterly from station F9 PT3+79.85, said point being the point of curvature of a 250 foot radius curve to the left;
thence Southerly along said curve 17.87 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C"

Lot 8, "PLAT OF HIGHLAND GLEN DIV. NO. 2" as per plat recorded in Volume 11 of Plats, page 79, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.