

Drawn by and
after recording, return to:

Ryan P. Thompson, Esq.
McGuireWoods LLP
201 N. Tryon Street, Suite 3000
Charlotte, NC 28202-2146

WA 2600277

DOCUMENT TITLE: SUBSTITUTION OF TRUSTEE AND PARTIAL RECONVEYANCE

REFERENCE NOS.: 200707310160, 201210310002, 201809270041 & 202106210034

GRANTOR: BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT

GRANTEE: NORTHWEST RESTAURANTS, INC., a Washington corporation
NORTHWEST RESTAURANTS OREGON, INC., an Oregon corporation
SPOKANE, INC., a Washington corporation

**ABBREVIATED
LEGAL**

DESCRIPTION: Lots 1-8 & 16-20, TGW, vacated alley, Blk. 46, Ana.

**ASSESSOR'S
TAX PARCEL
NUMBERS:**

P55158

Store No. 80077
Skagit County, WA

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SUBSTITUTION OF TRUSTEE AND PARTIAL RECONVEYANCE

WHEREAS, the undersigned, **BANK OF AMERICA, N.A.**, a national banking association, as the Administrative Agent (the "Beneficiary"), is the owner and holder of the indebtedness secured by, inter alia, that certain Washington Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (Leasehold) made by **NORTHWEST RESTAURANTS, INC.**, a Washington corporation, **NORTHWEST RESTAURANTS OREGON, INC.**, an Oregon corporation, and **SPOKANE, INC.**, a Washington corporation, in favor of **TRANSNATION TITLE INSURANCE COMPANY**, as Trustee for the benefit of Beneficiary, dated July 19, 2007 and recorded on July 31, 2007 as **Instrument No. 200707310160**, as affected by Amended and Restated Washington Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (Leasehold) dated October 30, 2012 and recorded October 31, 2012 as **Instrument No. 201210310002**, as affected by First Amendment to Amended and Restated Washington Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (Leasehold) dated September 18, 2018 and recorded September 27, 2018 as **Instrument No. 201809270041**, and as affected by Second Amendment to Amended and Restated Washington Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing (Leasehold) dated June 8, 2021 and recorded June 21, 2021 as **Instrument No. 202106210034**, all in the Skagit County Auditor's Office (collectively, the "Security Instrument") encumbering the premises described in the Security Instrument (the "Property");

WHEREAS, Beneficiary, acting as Administrative Agent for the Lenders (as defined in the Security Instrument), does hereby appoint and substitute **CHICAGO TITLE COMPANY OF WASHINGTON**, a Washington corporation, as Successor Trustee under the Security Instrument for the purpose of releasing and reconveying that portion of the Property, and only that portion, described on Exhibit A attached hereto (the "Premises") from the Security Instrument;

NOW, THEREFORE, in consideration of the above and Lenders' request to reconvey the Premises from the lien of the Security Instrument, the undersigned Successor Trustee does hereby remise, release, quitclaim, reconvey, grant and convey without recourse, representation or warranty unto the person or persons legally entitled thereto, all right, title and interest now held by the Successor Trustee or Administrative Agent, as Beneficiary, and/or Lenders in and to the Premises encumbered by the Security Instrument and releases the Premises from the lien and effect of the Security Instrument, and further directs that the Premises be forever released, reconveyed, discharged and expunged from the Security Instrument.

The delivery of this Substitution of Trustee and Partial Reconveyance does not satisfy any of the Obligations (as such term is defined in the Security Instrument) and is without prejudice to Beneficiary's rights to collect the Obligations from grantors of the Security Instrument or from any and all other persons or entities obligated thereon or from any and all other collateral granted to or held by Beneficiary, except for the Premises.

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IN WITNESS WHEREOF, Beneficiary, acting in its capacity as Administrative Agent, has duly executed, acknowledged and delivered this instrument.

Executed on April 20, 2026.

BENEFICIARY:

BANK OF AMERICA, N.A.,
a national banking association, as Administrative Agent

By: Melissa Mullis
Name: Melissa Mullis
Title: VP

STATE OF NORTH CAROLINA)
) ss.
COUNTY OF LINCOLN)

On this 20th day of April, 2026, before me, the undersigned, a notary public in and for the above County and State, duly commissioned and sworn, personally appeared Melissa Mullis, in his/her capacity as Vice President of BANK OF AMERICA, N.A., to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he/she signed the same as his/her free and voluntary act and deed and as the free and voluntary act and deed of the bank for the uses and purposes therein mentioned.

Witness my hand and official seal.



Terry L. Witcher
Notary Public
Printed Name: Terry L. Witcher
My commission expires: September 1, 2029

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Executed on May 8, 2026.

SUCCESSOR TRUSTEE:

CHICAGO TITLE COMPANY OF WASHINGTON,
a Washington corporation

By: Robin Reineke

Name: Robin Reineke

Title: Authorized Representative

State of OREGON
County of MULTNOMAH

Personally appeared before me on May 8, 2026, Robin Reineke who being duly sworn did say she is Authorized Representative of Chicago Title Company of Washington and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and acknowledged said instrument to be its voluntary act and deed.

Armissa Pouncy

Notary Public - State of Oregon
My Commission Expires: 8-19-2029



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Store No. 80077 (E080-077)
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Exhibit A

Legal Description

Leasehold estate in the following parcel(s) of real property:

LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 46, EXCEPT THE SOUTH 21 FEET OF LOTS 1 THROUGH 5, INCLUSIVE, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel Number: P55158

Property Address: 1702 Commercial Ave, Anacortes, WA 98221

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