

After recording return to:

R. Scott Hutchison
Hutchison & Foster
4300 198th St. SW
P.O. Box 69
Lynnwood, Wa. 98046



201302200049
Skagit County Auditor

2/20/2013 Page 1 of 4 1:32PM

**RECEIVER'S ASSIGNMENT OF DEED(S) OF TRUST AND LOAN(S)
(Assignment Without Recourse, Covenant, Representation, or Warranty)**

Document Title(s): Receiver's Assignment of Deed of Trust and Loan *WILD*
Reference Number(s) of Document assigned: *GUARDIAN NORTHWEST TITLE CO.*
ACCOMMODATION RECORDING ONLY
Deed of Trust Recording No. 200505250073
Grantor: Federal Deposit Insurance Corporation, as Receiver of City Bank
Grantee: Whidbey Island Bank
Legal Description:
SECTION 32, TOWNSHIP 34, RANGE 4; PTN. NE-NW
Assessor's Property Tax Parcel/Account No.:
340432-2-050-0007 P29401; 340432-2-050-0100 P106797;
340432-2-050-0200 P109065; 340432-2-050-0300 P109066;
340432-2-008-0006 P29512
Original Grantor: B & T ENTERPRISES, L.L.C.

The **FEDERAL DEPOSIT INSURANCE CORPORATION**, as Receiver of **CITY BANK**, Lynnwood, Washington, (herein referred to as "Assignor"), whose address is 40 Pacifica, Irvine, CA 92618, the said Depository Institution having been placed in receivership on April 16, 2010, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and other valuable consideration paid to Assignor by Whidbey Island Bank (herein referred to as "Assignee"), whose address is 14807 Hwy 99, Lynnwood, WA 98087, the receipt and sufficiency of which are hereby acknowledged, does by this Receiver's Assignment (herein referred to as "Assignment") hereby ASSIGN, TRANSFER, CONVEY, SELL and DELIVER to Assignee, without recourse, covenant, representation, or warranty of any kind or nature, express or implied, all of Assignor's right, title and interest, if any, in and to (1) the indebtedness described on **Exhibit "A"** attached hereto and made a part hereof for all purposes (hereinafter collectively referred to as the "Indebtedness"), including any and all notes, instruments or writings evidencing or constituting such Indebtedness and (2) all liens, encumbrances, security interests, Deeds of Trust of collateral or other interests securing same, and any guaranties and other interests to which Assignor is entitled by virtue of any ownership of the Indebtedness, whether or not noted on Exhibit "A" (herein collectively referred to as "Security"), but (a) only to the extent that such secures the Indebtedness or the payment thereof, and not to the exclusion of the rights of Assignor or third parties to such Security to the extent that it secures indebtedness not assigned hereby and (b) exclusive of any foreclosed property (all of the foregoing being the "Loan"). If the Loan is participated or is a participation interest, Assignee assumes the duties and obligations of Assignor with regard to any participation agreement.

PROVIDED, HOWEVER, all of the foregoing is without recourse, covenant, representation, or warranty of any kind or nature, express or implied, including, without limitation, any concerning the amount of the Indebtedness and the priority, title, collectability, value, enforceability or validity of any of the foregoing.

This Assignment is executed pursuant to that certain **Purchase and Assumption Agreement** between Assignor and Assignee dated as of April 16, 2010.

IN WITNESS WHEREOF, this Receiver's Assignment of Deed(s) of Trust and Loan(s) is executed this 19 day of February, 2013, but to be effective for all purposes, however, as of end of business on April 16, 2010.

ASSIGNOR:

**Federal Deposit Insurance Corporation, as Receiver of
City Bank, Lynnwood, Washington**

By: *James P. Carroll*
Name (print): James P. Carroll
Title: Attorney in Fact, under Limited Power of Attorney
Recorded Under Skagit County Auditor's File No.
201302120049

ASSIGNEE:

Whidbey Island Bank,

By: *James P. Carroll*
Name (print): James P. Carroll
Title: Senior Vice President

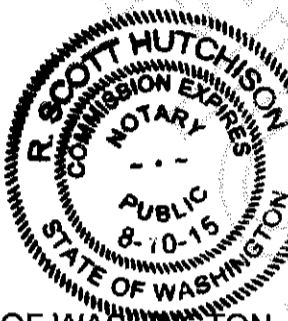


201302200049
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me James P. Carroll, to me known to be the Attorney-in-Fact, under Limited Power of Attorney recorded under Skagit County Auditor's File No. 201302120049, of Federal Deposit Insurance Corporation, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and stated that he was authorized to execute the said instrument as such Attorney-in-Fact.

GIVEN under my hand and official seal this 19th day of February, 2013.

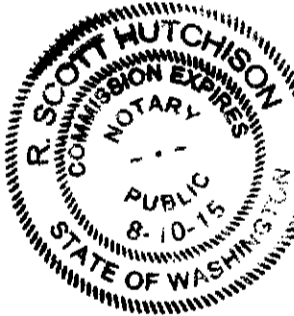


R. Scott Hutchison
[Print Name] R. Scott Hutchison
Notary Public in and for the State of
Washington residing at Edmonds
My commission expires: 8/10/15

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me James P. Carroll, to me known to be the Senior Vice President of Whidbey Island Bank, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and stated that he/she was authorized to execute the said instrument as such officer.

GIVEN under my hand and official seal this 19th day of February, 2013.



R. Scott Hutchison
[Print Name] R. Scott Hutchison
Notary Public in and for the State of
Washington residing at Edmonds
My commission expires: 8/10/15



EXHIBIT "A"

All documents for City Bank loan number 113965146504 to B & T ENTERPRISES, L.L.C. including but not limited to the following:

- 1) Promissory Note from B & T ENTERPRISES, L.L.C. to City Bank in the original principal sum of \$2,365,485.28 dated May 23, 2005.
- 2) Change in Terms Agreement dated August 21, 2008.
- 3) Change in Terms Agreement dated October 10, 2008.
- 4) Change in Terms Agreement dated November 17, 2009.
- 5) Deed of Trust from B & T ENTERPRISES, L.L.C., a Washington limited liability company, as Grantor, to Reconveyance Professionals Inc., as Trustee, for City Bank, as beneficiary, dated May 23, 2005 and recorded May 25, 2005 under Skagit County Auditor's recording No. 200505250073 for that certain real property located at 3004 Cedardale Road, Mount Vernon, Washington 98274; 2829 Cedardale Road, Mount Vernon, Washington 98274; 2919 Cedardale Road, Mount Vernon, Washington 98274; 1736 Cedardale Road, Mount Vernon, Washington 98274; and 1206 Anderson Road, Mount Vernon, Washington 98274.
- 6) Hazardous Substances Certificate and Indemnity Agreement dated May 23, 2005.
- 7) Agreement to Provide Insurance dated May 23, 2006.
- 8) Commercial Guaranty from Robert J. Campbell dated May 23, 2005.
- 9) Commercial Guaranty from Timothy D. Hanson dated May 23, 2005.
- 10) Commercial Guaranty from Robert J. Campbell dated November 17, 2009.
- 11) Commercial Guaranty from Timothy D. Hanson dated November 17, 2009.
- 12) All Related Documents to the foregoing.

