



201710270023

Skagit County Auditor
10/27/2017 Page

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**DOCUMENT PREPARED BY AND
WHEN RECORDED, RETURN TO:**

McCoy & Orta, P.C.
100 North Broadway, 26th Floor
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

DOCUMENT DATE:

EFFECTIVE AS OF AUGUST 17, 2017

DOCUMENT TITLE:

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

BORROWER(S):

B33 SKAGIT VALLEY LLC, A DELAWARE LIMITED LIABILITY COMPANY

GRANTOR/ASSIGNOR:

UBS AG, BY AND THROUGH ITS BRANCH OFFICE AT 1285 AVENUE OF THE AMERICAS, NEW YORK, NEW YORK, HAVING AN ADDRESS AT 1285 AVENUE OF THE AMERICAS, NEW YORK, NY 10019

GRANTEE/ASSIGNEE:

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF UBS COMMERCIAL MORTGAGE TRUST 2017-C2, COMMERCIAL MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2017-C2, HAVING AN ADDRESS AT 9062 OLD ANNAPOLIS ROAD, COLUMBIA, MD 21045,

PROPERTY DESCRIPTION:

1. PARCEL NUMBER(S): 8006-000-001-0000; 8006-000-002-0001; 8006-000-002-0201; 8006-000-002-0100; 8006-000-004-0100; 8006-000-004-0003; 8006-000-005-0004; 8006-000-006-0005; 8006-000-007-0006
2. LEGAL DESCRIPTION ATTACHED- SEE EXHIBIT A

RECORDING NUMBER REFERENCE(S):

201706230078

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

UBS AG, by and through its branch office at 1285 Avenue of the Americas, New York, New York
(Assignor)

to

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF UBS COMMERCIAL MORTGAGE TRUST 2017-C2, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-C2
(Assignee)

Effective as of August 17, 2017

Parcel Number(s): 8006-000-001-0000; 8006-000-002-0001; 8006-000-002-0201; 8006-000-002-0100; 8006-000-004-0100; 8006-000-004-0003; 8006-000-005-0004; 8006-000-006-0005; 8006-000-007-0006
County of Skagit
State of Washington

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

McCoy & Orta, P.C.
100 North Broadway, 26th Floor
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

As of the 17th day of August, 2017, UBS AG, by and through its branch office at 1285 Avenue of the Americas, New York, New York, having an address at 1285 Avenue of the Americas, New York, NY 10019, ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF UBS COMMERCIAL MORTGAGE TRUST 2017-C2, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-C2, having an address at 9062 Old Annapolis Road, Columbia, MD 21045, ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

ASSIGNMENT OF LEASES AND RENTS made by B33 SKAGIT VALLEY LLC, a Delaware limited liability company to Assignor dated as of June 22, 2017 and recorded on June 23, 2017, as Instrument Number 201706230078 in the Recorder's Office of the County Auditor of Skagit County, Washington (as the same has heretofore been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the original principal amount of \$11,300,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE(S) ON THE FOLLOWING PAGE]

UNOFFICIAL DOCUMENT

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 29 day of August, 2017.

UBS AG

By: 

Name: Racquel A.C. Small
Title: Executive Director

By: 

Name: Jared Randall
Title: Executive Director


STATE OF NEW YORK

COUNTY OF NEW YORK

§
§
§

On the 29 day of August, 2017 before me, undersigned, a Notary Public in and for said state, personally appeared Racquel A.C. Small, as Executive Director of UBS AG, and Jared Randall, as Executive Director of UBS AG, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.


Name of Notary Public

My Commission Expires:

MAEVA L DIAZ
Notary Public, State of New York
Registration #01DI63124*4
Qualified In New York County
Commission Expires September 29, 2018

Reference No.: 1657 053
Matter Name: Skagit Valley
Pool: UBS 2017-C2

EXHIBIT A

LEGAL DESCRIPTION

LOTS 1, 2, 4, 5, 6 AND 7, CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-93, ENTITLED SKAGIT VALLEY SQUARE, APPROVED SEPTEMBER 29, 1993 AND RECORDED SEPTEMBER 30, 1993 IN BOOK 10 OF SHORT PLATS, PAGES 240-246, INCLUSIVE, AS AUDITOR'S FILE NO. 9309300143; BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ONLY WITH PARKING PROHIBITED THEREON OVER AND ACROSS THE WEST 20 FEET OF THE EAST 226.30 FEET OF THE NORTH 230 FEET OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE NORTH 40 FEET THEREOF (SAID EASEMENT ESTABLISHED BY DEED RECORDED OCTOBER 20, 1972 UNDER AUDITOR'S FILE NO. 775661).

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND SANITARY SEWER LINE AND OTHER UNDERGROUND UTILITIES AS ESTABLISHED BY INSTRUMENT RECORDED AUGUST 3, 1993 UNDER AUDITOR'S FILE NO. 9308030005.

EXCEPT THAT PORTION THEREOF CONVEYED TO CITY OF MOUNT VERNON, A MUNICIPAL CORPORATION BY DEED RECORDED AS AUDITOR'S FILE NO. 200804150168.