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12/28/2018 11:03 AM Pages: 1 of 18 Fees: \$897.00
Skagit County Auditor

When Recorded Mail To:

Washington Federal
425 Pike Street
Seattle, WA 98101
Attn: Arian Colachis

Document Title(s) 1. MASTER ASSIGNMENT OF DEEDS OF TRUST
Grantor(s) 1. FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR HORIZON BANK
Grantee(s) 1. WASHINGTON FEDERAL
Legal Description N/A
Reference Number(s) 200801020099 (SEE EXHIBIT A FOR THE REMAINDER OF THE DEEDS OF TRUST BEING ASSIGNED ON PAGES 4 THRU 14 OF THIS DOCUMENT.)
Assessor's Property Tax Parcel/Account Number N/A
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

AFTER RECORDING MAIL TO:

Washington Federal
425 Pike Street
Seattle, WA 98101
Attention: Arian Colachis

**MASTER ASSIGNMENT
OF DEEDS OF TRUST AND MORTGAGES**

GRANTOR: FEDERAL DEPOSIT INSURANCE CORPORATION
AS RECEIVER FOR HORIZON BANK
GRANTEE: WASHINGTON FEDERAL, NATIONAL
ASSOCIATION
AFFECTED DOCUMENTS: SEE EXHIBIT A ; AND SEE EXHIBIT "B" FOR
ADDITIONAL DOCUMENTS AFFECTED.

FOR VALUE RECEIVED AND WITHOUT REPRESENTATION, WARRANTY OR RECOURSE, the undersigned has assigned, and hereby further assigns, to Washington Federal, National Association, whose address is 425 Pike Street Seattle, Washington 98101 ("Washington Federal"), all beneficial interest under the deeds of trust acquired by Washington Federal, as successor-in-interest to Horizon Bank, pursuant to that certain Purchase and Assumption Agreement dated as of January 8, 2010, by and between the Federal Deposit Insurance Corporation (the "FDIC") as receiver of Horizon Bank and Washington Federal, National Association (formerly known as Washington Federal Savings & Loan Association), including, without limitation, the deeds of trust set forth on Exhibit A hereto (collectively, the "Deeds of Trust"), together with all rights accrued or to accrue under said Deed of Trust or given in connection therewith or any note secured thereby or any other documents, including guaranties, evidencing, securing, guarantying, or otherwise related to said note or notes.

The FDIC appointed, among others, the undersigned as its attorney in fact, as evidenced by that certain Limited Power of Attorney, dated December 21, 2017, and effective from December 20, 2017, a copy of which is attached hereto as Exhibit B.

THIS MASTER ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION, OR WARRANTY, EXPRESS OR IMPLIED, BY THE FEDERAL DEPOSIT INSURANCE CORPORATION IN ITS CORPORATE CAPACITY OR AS RECEIVER.

Exhibit A

Borrower: Lisa Newman and Lee M. Newman
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 12/28/2007
Recorded: 01/02/2008
Instrument #: 200801020099
Book:
Page:

Borrower: Chong Il Choe and Ton Song Choe
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 02/27/2008
Recorded: 02/28/2008
Instrument #: 200802280107
Book:
Page:

Borrower: Michael J Rudy and Amy M Rudy
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 09/18/2007
Recorded: 09/20/2007
Instrument #: 200709200118
Book:
Page:

Borrower: Peter Rosario and Julie Rosario
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 04/25/2008
Recorded: 04/28/2008
Instrument #: 200804280214
Book:
Page:

Borrower: Sherri A Savage
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 07/22/2008
Recorded: 07/23/2008
Instrument #: 200807230001
Book:
Page:

Borrower: Linda M Heller and Victor H Dunham
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 03/21/2009
Recorded: 03/23/2009
Instrument #: 200903230163
Book:
Page:

Borrower: Andrew J Shaw and Jonni L Shaw
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 05/22/2009
Recorded: 05/26/2009
Instrument #: 200905260121
Book:
Page:

Borrower: Philip R Green and Kathleen B Green
Trustee: Westward Financial Services, Inc
Beneficiary: Horizon Bank
Dated: 01/29/1999
Recorded: 02/02/1999
Instrument #: 9902020104
Book: 1938
Page: 0280

Borrower: Judith Ann Rolston
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 05/01/2000
Recorded: 05/03/2000
Instrument #: 200005030089
Book:
Page:

Borrower: David W Kemble and Susan A Kemble
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 07/21/2000
Recorded: 07/26/2000
Instrument #: 200007260022
Book:
Page:

Borrower: The Larry and Lynda Hildebrant Family Trust
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 06/21/2001
Recorded: 06/26/2001
Instrument #: 200106260073
Book:
Page:

Borrower: Scott B Lindsay and Julie A Lindsay
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 07/31/2003
Recorded: 08/05/2003
Instrument #: 200308050246
Book:
Page:

Borrower: Alan A Dennis and Kathleen A Dennis
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 01/29/2004
Recorded: 01/30/2004
Instrument #: 200401300135
Book:
Page:

Borrower: Joseph M Haley and Alice P Haley
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 02/05/2004
Recorded: 02/06/2004
Instrument #: 200402060132
Book:
Page:

Borrower: Aaron W Yarcho
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 08/03/2004
Recorded: 08/04/2004
Instrument #: 200408040025
Book:
Page:

Borrower: Daniel J Maffucio and Shirley M Maffuccio
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 04/15/1997
Recorded: 04/21/1997
Instrument #: 9704210001
Book: 1652
Page: 0492-0498

Borrower: Paul A Barron and Angelita M Partolan
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 01/22/1998
Recorded: 01/27/1998
Instrument #: 9801270001
Book:
Page:

Borrower: Robert E Pickering and Aves J Pickering
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 05/28/1999
Recorded: 06/03/1999
Instrument #: 9906030005
Book:
Page:

Borrower: Carlton D Howe and Patricia A Howe
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 07/22/1999
Recorded: 07/27/1999
Instrument #: 199907270036
Book:
Page:

Borrower: Ronald A Carlson and Yoko M Carlson
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 02/01/2002
Recorded: 02/04/2002
Instrument #: 200202040012
Book:
Page:

Borrower: Frederick M Abelman and Roberta Lauducci
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 07/11/2003
Recorded: 07/14/2003
Instrument #: 200307140221
Book:
Page:

Borrower: Neal A Pyke and Carol Lew Pyke
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 10/03/2003
Recorded: 10/06/2003
Instrument #: 200310060315
Book:
Page:

Borrower: Ellen Ann Payne
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 12/08/2003
Recorded: 12/11/2003
Instrument #: 200312110088
Book:
Page:

Borrower: Jeffrey E Morgenthaler and Marcia A Morgenthaler
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 02/06/2004
Recorded: 02/09/2004
Instrument #: 200402090001
Book:
Page:

Borrower: Kenth G V Forsman and Charleen M Forsman
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 03/22/2004
Recorded: 03/23/2004
Instrument #: 200403230135
Book:
Page:

Borrower: Gary A Robinson and Valerie J Robinson
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 06/25/2004
Recorded: 06/29/2004
Instrument #: 200406290198
Book:
Page:

Borrower: Donald E Hundahl and Carol R Hundahl
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 05/05/2004
Recorded: 05/10/2004
Instrument #: 200405100007
Book:
Page:

Borrower: John Barone and Melody Barone
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 06/23/2004
Recorded: 06/30/2004
Instrument #: 200406300081
Book:
Page:

Borrower: Patrick L Neely and Dana L Neely
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 03/16/2004
Recorded: 03/17/2004
Instrument #: 200403170111
Book:
Page:

Borrower: Gladys M Lynch
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 02/13/1998
Recorded: 02/19/1998
Instrument #: 9802190002
Book:
Page:

Borrower: Wood M Weiss and Christine L Weiss
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 07/11/2003
Recorded: 07/15/2003
Instrument #: 200307150217
Book:
Page:

Borrower: John K Denouden and Nannette C Denouden
Trustee: Westward Financial Services
Beneficiary: Horizon Bank
Dated: 11/14/2005
Recorded: 11/21/2005
Instrument #: 200511210131
Book:
Page:

Borrower: John Mitzel
Trustee: Westward Financial Services
Beneficiary: Horizon Bank
Dated: 10/04/2007
Recorded: 10/10/2007
Instrument #: 200710100090
Book:
Page:

Borrower: Chong Il Choe and Ton Song Choe
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 02/09/2009
Recorded: 02/11/2009
Instrument #: 200902110098
Book:
Page:

Borrower: Chong Il Choe and Ton Song Choe
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 02/09/2009
Recorded: 02/11/2009
Instrument #: 2009021100100
Book:
Page:

Borrower: Peter M Bargreen and Shannon K Bargreen
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 04/17/2008
Recorded: 04/21/2008
Instrument #: 200804210228
Book:
Page:

Borrower: Robert P Rock and Barbara J Rock
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 09/10/1990
Recorded: 09/17/1990
Instrument #: 9009170080
Book:
Page:

Borrower: Dianne M Baker
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 03/17/1993
Recorded: 03/31/1993
Instrument #: 9303310061
Book:
Page:

Borrower: Ronald E White and Wike M White
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 01/15/1997
Recorded: 01/17/1997
Instrument #: 9701170055
Book: 62
Page: 0575
Recorded: 01/22/1997
Instrument #: 9701220044
Book: 62
Page: 0509

Borrower: Robert L Huisman and Janet Huisman
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 04/04/1997
Recorded: 04/07/1997
Instrument #: 9704070093
Book:
Page:

Borrower: Roger L Galbreath and Joyce Galbreath
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 07/21/1998
Recorded: 07/27/1998
Instrument #: 9807270140
Book:
Page:

Borrower: Richard M Abell and Alice M Abell
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 01/27/1999
Recorded: 01/29/1999
Instrument #: 99012980137
Book: 936
Page: 0281
Re-Recorded: 05/17/1999
Instrument#: 9905170005
Book: 990
Page: 0368

Borrower: Craig E Cammock, Christopher E. Cammock and Caryn R Ruud
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 07/02/1998
Recorded: 07/09/1998
Instrument #: 9807090036
Book:
Page:

Borrower: Aaron W Yarcho
Trustee: Westward Financial Services
Beneficiary: Horizon Bank
Dated: 08/06/2006
Recorded: 08/12/2003
Instrument #: 200308120104
Book:
Page:

Borrower: Thomas C Dunlap and Debby L Dunlap
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 10/17/2001
Recorded: 10/22/2001
Instrument #: 200110220096
Book:
Page:

Borrower: Terry A Powell and Dolores F Powell
Trustee: Westward Financial Services
Beneficiary: Horizon Bank
Dated: 03/03/2008
Recorded: 03/11/2008
Instrument #: 200803110113
Book:
Page:

Borrower: William W Barr Jr
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 10/01/1997
Recorded: 10/08/1997
Instrument #: 9710080003
Book:
Page:

Borrower: Jeaneen K Brogan
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 05/28/2003
Recorded: 05/29/2003
Instrument #: 200305290183
Book:
Page:

Borrower: Dan P August and Debra L Exley
Trustee: Westward Financial Services Inc
Beneficiary: Horizon Bank
Dated: 09/17/2002
Recorded: 09/19/2002
Instrument #: 200209190082
Book:
Page:

Borrower: David James Rice and Janet Rice
Trustee: Westward Financial Services
Beneficiary: Horizon Bank
Dated: 03/10/2004
Recorded: 03/15/2004
Instrument #: 200403150190
Book:
Page:

Borrower: Michael R Shope and Cheryl L Shope
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 09/22/2005
Recorded: 09/26/2005
Instrument #: 200509260235
Book:
Page:

Borrower: Bruce Wayne Rogers and Lizbeth Rainaud
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 03/27/2006
Recorded: 03/31/2006
Instrument #: 200603310309
Book:
Page:

Borrower: Michael Blackwell and Sandra Blackwell
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: 04/24/2006
Recorded: 04/26/2006
Instrument #: 200604260103
Book:
Page:

Borrower: Daniel Crookes and Jean E Crookes
Trustee: Westward Financial Services
Beneficiary: Horizon Bank
Dated: 10/30/2009
Recorded: 11/09/2009
Instrument #: 200911090005
Book:
Page:

Borrower: Thomas P. Ricketts and Shelly M. Ricketts
Grantor: Thomas P. Ricketts and Shelly M. Ricketts
Trustee: Westward Financial Services Corporation
Beneficiary: Horizon Bank
Dated: July 3, 2007
Recorded: July 9, 2007
Instrument #: 200707090090
Book:
Page:

EXHIBIT B



201700357018

POA 1/4

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that the FEDERAL DEPOSIT INSURANCE CORPORATION, a corporation organized and existing under an Act of Congress, hereafter called the "FDIC", hereby designates the employees(s) of Washington Federal, National Association, Seattle, Washington, formerly known as Washington Federal Savings & Loan Association, Seattle, Washington, set out below (the "Attorney(s)-in-Fact") for the sole purpose of executing the documents outlined below:

Brent Beardall
Mark Schoonover
Roger Ford
Kim Robison

Arian Colachis
Jennifer Peterson
Ronald Miller
Joey Nguyen

WHEREAS, the undersigned has full authority to execute this instrument on behalf of the FDIC under applicable Resolutions of the FDIC's Board of Directors and redelegations thereof.

NOW THEREFORE, the FDIC grants to the above-named Attorney(s)-in-Fact the authority, subject to the limitations herein, as follows:

1. To execute, acknowledge, seal and deliver on behalf of the FDIC as receiver of Horizon Bank, Bellingham, Washington ("Receiver") all instruments of transfer and conveyance, including but not limited to deeds, assignments, satisfactions, and transfers, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits and supporting documents as may be necessary or appropriate to evidence the sale and transfer of any asset of Horizon Bank, Bellingham, Washington including all loans formerly held by Horizon Bank, Bellingham, Washington to Washington Federal, National Association, Seattle, Washington, formerly known as Washington Federal Savings & Loan Association, Seattle, Washington, pursuant to that certain Purchase and Assumption Agreement, dated as January 8, 2010 between Receiver and Washington Federal Savings & Loan Association, Seattle, Washington.

2. Regarding indebtedness previously owned by the former Horizon Bank, Bellingham, Washington that had been paid off or otherwise satisfied prior to bank failure, authority is granted to the Attorney(s)-in-Fact to execute, acknowledge, seal and deliver on behalf of the Receiver any and all lien releases that may be necessary for the completion of the documentation obligations of the former Horizon Bank, Bellingham, Washington, in connection with such paid-off loans or other debt obligations. All lien releases and related documents prepared in connection with this Limited Power of Attorney shall be appropriately completed; with all ordinary or necessary endorsements, acknowledgments, affidavits and supporting documents as may be necessary or appropriate to evidence the release of the collateral and satisfaction of the debt.

Attorneys-in-Fact shall undertake to complete all appropriate due diligence necessary to verify the full and final payment and satisfaction of all indebtedness secured by the collateral being released.

The form which the Attorney(s)-in-Fact shall use for endorsing promissory notes or preparing allonges to promissory notes is as follows:

Pay to the order of

Without Recourse

FEDERAL DEPOSIT INSURANCE CORPORATION
as Receiver of Horizon Bank, Bellingham, Washington

By: _____

Name: _____

Title: Attorney-in-Fact

All other documents of assignment, conveyance, or transfer shall contain this sentence: "This assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver."

3. FDIC further grants to each Attorney-in-Fact full power and authority to do and perform all acts necessary to carry into effect the powers granted by this Limited² Power of Attorney as fully as FDIC might or could do with the same validity if all and every such act had been herein particularly stated, expressed, and especially provided for.

This Limited Power of Attorney shall be effective from December 20, 2017, and shall continue in full force and effect through December 20, 2018, unless otherwise terminated by an official of the FDIC authorized to do so by the Board of Directors ("Revocation"). At such time this Limited Power of Attorney will be automatically revoked. Additionally, upon the termination of employment from Washington Federal, National Association, Seattle, Washington (for any reason) of any Attorney(s)-in-Fact named herein, such terminated employee's or officer's power and authority provided pursuant to this Limited Power of Attorney shall immediately be revoked and be of no further force and effect as of the date of such termination. Any third party may rely upon this document as to the named individual(s)' authority to exercise the powers herein granted unless (1) a Revocation has been recorded in the public records of Office of the County Clerk of Dallas County, Texas; (2) Notice of the Receivership Termination has been published in the *Federal Register*; or (3) a third party has received actual notice of a Revocation.

IN WITNESS WHEREOF, the FDIC, by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this 21st day of December, 2017.

FEDERAL DEPOSIT INSURANCE CORPORATION

By: *Patricia A. Deaton*
Name: Patricia A. Deaton
Title: Resolutions and Closings Manager
Field Operations Branch

Signed in the presence of:

Sheila A. Umeh
Witness Name: Sheila A. Umeh
Geraldine Brinson
Witness Name: Geraldine Brinson

STATE OF TEXAS
COUNTY OF DALLAS

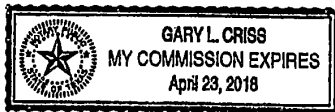
On this 21st day of December, 2017, before me, a Notary Public in and for the State of Texas appeared Patricia A. Deaton, to me personally known, who, being by me first duly sworn did depose that she is Resolutions and Closings Manager, Field Operations Branch of the Federal Deposit Insurance Corporation (the "Corporation"), in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the said Corporation by due authority of the Corporation's Board of Directors, and the said Patricia A. Deaton, acknowledged the said Limited Power of Attorney to be the free act and deed of said Corporation.



Gary L. Criss
Notary Public
My Commission expires: 4.23.2018

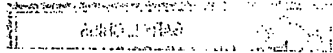
STATE OF TEXAS
COUNTY OF DALLAS

On this 21st day of December, 2017, before me, a Notary Public in and for the State of Texas appeared *Sheila A. Umeh* (witness #1) and *Geraldine Brinson* (witness #2), to me personally known to be the persons whose names are subscribed as witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that they saw Patricia A. Deaton, Resolutions and Closings Manager, Field Operations Branch of the Federal Deposit Insurance Corporation, the person who executed the foregoing instrument, subscribe the same, and that they had signed the same as a witness at the request of the person who executed the same.



Gary L. Criss
Notary Public
My Commission expires: 4.23.2018

UNOFFICIAL DOCUMENT



Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
12/22/2017 08:42:47 AM
\$34.00



[Handwritten signature]

201700357018

THE STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or instrument # stamped thereon.
I hereby certify on

DEC 22 2017



COUNTY CLERK, Dallas County, Texas
By *[Signature]* Deputy

