



**201812280049**

12/28/2018 11:25 AM Pages: 1 of 8 Fees: \$39.00  
Skagit County Auditor

When Recorded Mail To:

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

<b>Document Title(s)</b> 1. MASTER ASSIGNMENT OF DEEDS OF TRUST
<b>Grantor(s)</b> 1. FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR HORIZON BANK
<b>Grantee(s)</b> 1. WASHINGTON FEDERAL
<b>Legal Description</b> N/A
<b>Reference Number(s)</b> 200405100008 (SEE EXHIBIT A FOR THE REMAINDER OF THE DEEDS OF TRUST BEING ASSIGNED ON PAGE 4 OF THIS DOCUMENT.)
<b>Assessor's Property Tax Parcel/Account Number</b> 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

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**MASTER ASSIGNMENT  
OF RENTS**

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 interest under the assignment of rents 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 assignment of rents set forth on Exhibit A hereto (collectively, the "Assignment of Rents"), together with all rights accrued or to accrue under said Assignment of Rents or given in connection therewith.

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.

IN WITNESS WHEREOF, the undersigned, has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and affixed hereunto by its duly authorized officers, on this 19th day of December, 2018.

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

By: *Jennifer Peterson*  
Name: Jennifer Peterson  
Its: Attorney-in-Fact

STATE OF WASHINGTON )  
) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Jennifer Peterson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Attorney-in-Fact of FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver for Horizon Bank, to be his free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 12/19/18

*Todd R. Schuldt*  
Print Name: Todd R. Schuldt  
NOTARY PUBLIC for the State of WA,  
residing at Seattle  
My appointment expires: 10/21/21



## Exhibit A

Borrower: Donald E Hundahl and Carol R Hundahl

Trustee: N/A

Beneficiary: Horizon Bank

Dated: 05/05/2004

Recorded: 05/10/2004

Instrument #: 200405100008

Book:

Page:

Borrower: John Barone and Melody Barone

Trustee: N/A

Beneficiary: Horizon Bank

Dated: 06/23/2004

Recorded: 06/30/2004

Instrument #: 200406300082

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 employee(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 Limited<sup>3</sup>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 21<sup>st</sup> 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

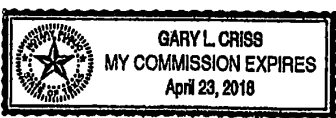
On this 21<sup>st</sup> day of December, 2017, before me, a Notary Public in and for the State of Texas appeared Patricia A. Deaton, to me personally known, who, being by me first duly sworn did depose that she is Resolutions and Closings Manager, Field Operations Branch of the Federal Deposit Insurance 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

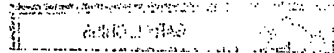
STATE OF TEXAS  
COUNTY OF DALLAS

On this 21<sup>st</sup> 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

