

CHICAGO TITLE

500109032

RECORD AND RETURN TO:

Cassin & Cassin LLP
711 Third Avenue, 20th Floor
New York, New York 10017
Attention: Recording Department

Assessor's Tax
Parcel ID No(s): P37585 / 350424-3-005-0006

County: Skagit

ASSIGNMENT OF SECURITY INSTRUMENT

This Assignment of Security Instrument is made and entered into as of the 9th day of October, 2020, by and between JLL REAL ESTATE CAPITAL, LLC, a Delaware limited liability company, with its place of business at 2177 Youngman Avenue, St. Paul, Minnesota 55116 ("Assignor") and FANNIE MAE, c/o JLL REAL ESTATE CAPITAL, LLC, a Delaware limited liability company, with its place of business at 2177 Youngman Avenue, St. Paul, Minnesota 55116 ("Assignee").

WITNESSETH:

That for good and valuable consideration, Assignor does hereby assign, sell, convey, set over and deliver to Assignee all of Assignor's right, title, and interest in and to a certain Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing in the original principal amount of \$7,380,000.00 made by RITA STREET LLC, a Washington limited liability company to CHICAGO TITLE COMPANY OF WASHINGTON, a Washington corporation, as trustee for the benefit of Assignor (as the "Lender" therein) dated as of October 9, 2020, and recorded immediately prior hereto in the office of the County Clerk, County of Skagit, State of Washington and together with all of Assignor's right, title, and interest in and to the real property known as Downtown 48 located at 1005 Rita Street, Sedro-Woolley, Washington 98284, as more particularly described in EXHIBIT "A" hereto.

[THE REMAINDER OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY]

UNOFFICIAL DOCUMENT
WITNESS, this Assignment has been duly executed as of the day and year first above written.

ASSIGNOR:

JLL REAL ESTATE CAPITAL, LLC, a
Delaware limited liability company

By: Beverly D. Berquam (SEAL)
Name: Beverly D. Berquam
Title: Vice President

STATE OF)
)
) : ss.:
COUNTY OF)

I certify that I know or have satisfactory evidence that **BEVERLY D. BERQUAM** is the person who appeared before me, and said person acknowledged that she signed this Assignment, on oath stated that she is authorized to execute the Assignment and acknowledged it as the **VICE PRESIDENT** of **JLL REAL ESTATE CAPITAL, LLC**, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in this Assignment.

DATED: As of September 18, 2020

Mathew Scott Chirhart
Name (typed or printed): Mathew Scott Chirhart
NOTARY PUBLIC in and for the State of Minnesota
Residing at: St. Paul, Minnesota
My appointment expires: 1/31/2023



EXHIBIT "A"**LEGAL DESCRIPTION**

That portion of said Railway Company's Station Ground property at Sedro-Woolley, Washington, situated in the West ½ of the Southeast ¼ of the Southwest ¼ of said Section 24, Township 35 North, Range 4 East, W.M., Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said West ½ of the Southeast ¼ of the Southwest ¼ of Section 24;
thence Northerly along the West line of said West ½ of the Southeast ¼ of the Southwest ¼, a distance of 690 feet, more or less, to the intersection with a line drawn parallel with and distant 200.00 feet Westerly, as measured at right angles from said Railway Company's Main Track centerline, as now located and constructed;
thence Northeasterly along the last described parallel line, 235 feet, more or less, to the Southerly line of that certain strip of land described in easement for public roadway and other purposes from Burlington Northern, Inc., to the City of Sedro-Woolley, Washington, recorded January 3, 1973, in Volume 106, page 488, as Document No. 779702, in and for said County;
thence Easterly, deflecting an angle of 65°21'30", as measured from North to East from the last described course, 190 feet, more or less, to a point being 25.0 feet Westerly, as measured at right angles from said Main Track centerline;
thence Southwesterly parallel with said Main Track centerline, 680.00 feet;
thence Westerly at right angles, 25 feet, more or less, to a point being 15.0 feet Westerly, as measured at right angles from said Railway Company's spur track centerline, as now located and constructed;
thence Southerly parallel with said spur track centerline, 340 feet, more or less, to the South line of said West ½ of the Southeast ¼ of the Southwest ¼;
thence West along said South line to the point of beginning,

EXCEPT that portion thereof, if any, lying within City of Sedro-Woolley road right of way commonly known as Rita Street.

AND EXCEPT that portion as conveyed to the City of Sedro-Woolley, a Washington Municipal Corporation, by Deed recorded March 2, 2017 under Skagit County Auditor's File No. 201703020118, records of Skagit County, Washington,

Situated in Skagit County, Washington.