

Document Prepared by: Meredith LeMert
Recording Requested by and
When recorded, please return to:

Civic Financial Services, LLC
2015 Manhattan Beach Blvd, Suite 106
Redondo Beach, CA 90278
Loan No. 0120122036

APN: P54160 / 3755-004-003-0000, P54159 /
3755-004-002-0100

Assignor: Civic Financial Services, LLC

Abbr. Legal: Lot(s): Ptn. 2 and 3, Block: 4,
Riverside Add. to Mt. Vernon

_____[Space Above This Line For Recording Data]_____

Assignment of Deed of Trust

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to:

HMC Assets, LLC solely in its capacity as separate trustee of Civic Holdings III Trust
whose address is: 2015 Manhattan Beach Blvd, Suite 106 Redondo Beach, CA 90278)

all its rights, title and interest in and to the Deed of Trust dated 01/08/2021 executed by Whatcom
Multifamily, LLC., a Washington Limited Liability Company, and recorded either

- concurrently herewith; or
- on 01/12/2021 as Instrument No. 202101120137 in book n/a, page n/a, in the Official
Records in the County Recorder's, Skagit County, WA describing land therein as:

Legal Description


The East 1.00 feet of the South 52.00 feet of Lot 2 and the East 3 feet of the North 42 feet of the
South 94 feet of Lot 2, and the West 28 feet of Lot 3, both in Block 4, "RIVERSIDE ADDITION TO THE
TOWN OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 24, records of Skagit
County, Washington.

Situated in Skagit County, Washington.

Property Address: 112 W Broadway, Mount Vernon, WA, 98273

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust. The original principal amount due under this note(s) is \$148,750.00.

**Civic Financial Services, LLC, a California
Limited Liability Company**



By: Chris Prado
Title: Authorized Agent

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California

County of Los Angeles)

On JAN 14 2021 before Madeleine Rose McLaughlin, Notary Public
(insert name and title of the officer)
me,

Personally appeared

Chris Prado

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Madeleine Rose McLaughlin (Seal)