



202211040040

11/04/2022 11:23 AM Pages: 1 of 4 Fees: \$21.00
Skagit County Auditor

TITLE OF DOCUMENT: ASSIGNMENT OF DEED OF TRUST

***When Recorded Return to:
Redwood Residential Acquisition Corporation
C/O Nationwide Title Clearing, LLC.
2100 Alt. 19 North
Palm Harbor, FL 34683***

RRASN 408072890~001

Assignor: Mortgage Electronic Registration Systems, Inc.
Address: 1901 E Voorhees St Suite C, Danville, IL, 61834

Assignee: Redwood Residential Acquisition Corporation
Address: 8310 South Valley Highway, Suite 425, Englewood, CO, 80112

AF# 202206070047

Recording Requested by:

Redwood Residential Acquisition Corporation
8310 South Valley Highway, Suite 425
Englewood, CO 80112

When Recorded, Return to:

Raymond James
Attn: Amanda Patel
1100 Ridgeway Loop Rd, 4th Floor
Memphis, TN 38120

ASSIGNMENT OF DEED OF TRUST

Lenders Loan Number: 2206451

MIN: 4006564-0001103786-5

MERS PHONE: 1-888-679-6377

FOR VALUE RECEIVED, **Mortgage Electronic Registration Systems, Inc., ("MERS")**, as mortgagee, as nominee for **AXIA FINANCIAL, LLC**, its successors and assigns hereby assigns and transfers to **Redwood Residential Acquisition Corporation** whose address is **8310 South Valley Highway, Suite 425, Englewood, CO 80112**, a certain deed of trust executed by **PETE ROSSEN AND RUTH BELL, A MARRIED COUPLE**, as mortgagor on the 6TH day of **JUNE, 2022**, in the amount of **\$800,000.00**, and recorded as Instrument No. **202206070047** in Book **N/A** Page **N/A** on the 7TH day of **JUNE, 2022**, of the official records in the County Recorder's Office of **SKAGIT County, State of WA**, describing land therein as:

Property Address: **5971 UPPER HOLLOW LANE, ANACORTES, WA 98221**

Signed on the 10th day of October, 2022


Mortgage Electronic Registration Systems, Inc. ("MERS")

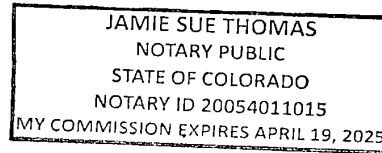
By: Shawnda Merriman
Shawnda Merriman Assistant Secretary

State of Colorado ss.:

County of Douglas)

On the 10th day of **October** in the year **2022**, before me, the undersigned, a notary public in and for said state, personally appeared **Shawnda Merriman** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in their capacity(ies), and that by his/her (their) signature(s) on the instrument, the individual(s) acted, executed the instrument.


Notary Public



Name & Address of Preparer:

Redwood Residential Acquisition Corporation
Attn: Final Documents Department
8310 South Valley Highway, Suite 425
Englewood, CO 80112

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel Number: 360231-0-003-0006/P47315 & 3964-000-032-0000/P67749 & 360231-0-017-0000/P47329

PARCEL "A":

That portion of Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of said Government Lot 2, 214.68 feet North of the Southwest corner thereof;
thence North 1°25'30" East along the West line of said Government Lot 2, 126.9 feet, more or less, to the South line of that tract of land conveyed to Stephen Dunthome, et ux, by deed recorded under Auditor's File No. 466622, records of Skagit County, Washington;
thence East along the South line of said Dunthome Tract and parallel to the South line of said Government Lot 2, 197.83 feet;
thence South 88°49'18" East a distance of 7.14 feet to the West line of a tract conveyed to Melvin D. Pleas and Patricia M. Pleas by Harold R. Rooks and Harriet F. Rooks (Parcel 5) by document recorded under Auditor's File No. 8504170014, records of Skagit County, Washington;
thence South 2°48' East along the West line of said Pleas tract (Parcel 5) 164.35 feet to the Southwest corner of said tract, said point also being on the North line of that certain tract of land conveyed to Seaway Hollow Association by deed recorded under Auditor's File No. 581508, records of Skagit County, Washington;
thence along the common boundary line of said Seaway Hollow Association, the following courses and distances: West 196.07 feet; thence North 1°25'30" East, 37.5 feet;
thence West 29.0 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "A-1"

A non-exclusive easement for ingress and egress as described in documents recorded April 17, 1985 and September 17, 1985 under Auditor's File Nos. 8504170014 and 8509170011, records of Skagit County, Washington.

Parcel "B":

A tract of land in Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the high water line of Padilla Bay 480.91 feet North and 433.29 feet West of the Southeast corner of said Lot 2, (the East line of said Lot 2 bears North 0°36' East);
thence South 20°52' West 75.0 feet;
thence North 69°08' West 30.0 feet;
thence North 20°52' East 75.0 feet to the high water line of Padilla Bay;
thence South 69°08' East 30.0 feet to the point of beginning.

TOGETHER WITH second class tidelands adjoining.

Situate in the County of Skagit, State of Washington.

Parcel "C":

A portion of Lots 31 and 32, "PLAT OF ORCHARD BEACH TRACTS," as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington; being a portion of Government Lot 1 of Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Lot 1;
thence North 1°25'30" East along the East line of said lot a distance of 162.18 feet, more or less, to the North line of that certain tract of land conveyed to Tom Wendel and Charlotte Wendel, his wife, by instrument recorded December 11, 1958, under Auditor's File No. 574003 and the true point of beginning of this description;
thence from said true point of beginning continue North 1°25'30" East along the East line of said Lot 179.4 feet to the Southeasterly corner of that certain tract conveyed to Ralph Stockton and Myrtle Stockton, his wife, by deed recorded September 15, 1961, under Auditor's File No. 612263;
thence Northwesterly along the Southerly line of said Stockton tract, a distance of 132.0 feet to the Southwesterly corner thereof;
thence North 69°08' West along the Southwesterly line of the tract conveyed to Ralph Stockton and Myrtle Stockton, his wife, by deed recorded December 19, 1954, under Auditor's File No. 510598, a distance of 350.0 feet to the Southeasterly line of that certain tract conveyed to Walter A. Vonnegut by deed dated October 24, 1946 and recorded November 4, 1946, under Auditor's File No. 397655; thence South 59°31'40" West to the Northeast corner of Lot 30, "PLAT OF ORCHARD BEACH TRACTS," as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington;
thence South along the East line of said Lot 30, a distance of 444.71 feet to the South line of said Lot 1 of Section 31, Township 36 North, Range 2 East, W.M.;
thence East along the South line of said Lot 1, a distance of 571.8 feet to the Southwest corner of said tract conveyed to Tom Wendel by instrument recorded under Auditor's File No. 574003;
thence North along the West line of said Wendel tract, a distance of 162 feet, more or less, to the Northwest corner thereof;
thence East along the North line of said Wendel tract a distance of 100.0 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.