

When recorded return to:
Legacy Group Capital LLC
400 112th Ave NE #400
Bellevue, WA 98004

DOCUMENT TITLE(S) Titor Title RES70206394
Assignment of Note and Deed of Trust Chicago Title 620054108 4

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 202306080028

Additional reference numbers on page _____ of document

GRANTOR(S)

Legacy Group Capital, LLC

Additional names on page _____ of document

GRANTEE(S)

Legacy NW Fund, LLC

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

PTN LTS 142 & 143, THUNDERBIRD EAST FOURTH ADDN, SKAGIT COUNTY WA

Complete legal description is on page 3 and 4 of document

TAX PARCEL NUMBER(S)

P83220 / 4476-000-142-0006

Additional Tax Accounts are on page _____ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

After recording return to:
Legacy Group Capital, LLC
400 112th Ave NE Ste #400
Bellevue, WA 98004

Assignment of Note and Deed of Trust

Loan #WS2305120

FOR VALUE RECEIVED, the undersigned hereby grants, assigns, and transfers to
Legacy NW Fund, LLC
all its right, title and interest in and to a certain Deed of Trust dated 6/02/2023 executed by Jane
E Thornton, an unmarried person, to Legacy Group Capital, LLC and recorded on the
day of _____, as instrument number 202306080028, in the office of the recorder
of * County, State of WA, describing land therein as: *Skagit

LEGAL DESCRIPTION:

See Attached Exhibit "A"

APN: P83220 / 4476-000-142-0006

TOGETHER with the note or notes therein described or referred to, the money due and to become due
thereon with interest, and all righted accrued or to accrue under said Deed of Trust. The original principal
amount due under this note(s) is \$575,000.00

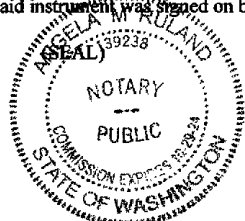
Signed on the 31st day of May, 2023

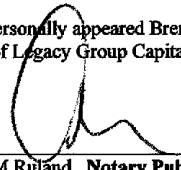
LEGACY GROUP CAPITAL, LLC


BY: BRENT A. ELEY

State of Washington)
County of King) ss:

On the 31st day of May, 2023, before me, a Notary Public, personally appeared Brent A. Eley, to me
known, who being duly sworn, did say that he is the Manager of Legacy Group Capital, LLC and that
said instrument was signed on behalf of said corporation.




Angela M Ruland , Notary Public

My commission expires: 10/29/24

EXHIBIT "A"
Legal Description

NON-TANGENT CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST HAVING AN INITIAL TANGENT BEARING OF SOUTH 16°49'04" EAST, A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 79°04'55" AN ARC DISTANCE OF 69.01 FEET, MORE OR LESS, TO A NORTHEAST CORNER OF LOT 142, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN QUIT CLAIM DEED TO JOHN S. MILNOR, A SINGLE MAN AND DANYA R. JOHNSON, A SINGLE WOMAN, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9510120073;

THENCE CONTINUE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 12°03'22" AN ARC DISTANCE OF 10.52 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID MILNOR PARCEL;

THENCE SOUTH 0°23'10" WEST ALONG THE EAST LINE OF SAID MILNOR PARCEL FOR A DISTANCE OF 60 FEET;

THENCE SOUTH 89°35'33" WEST FOR A DISTANCE OF 120.00 FEET;

THENCE SOUTH 44°52'13" WEST FOR A DISTANCE OF 68.18 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 106-A, SAID PLAT OF THUNDERBIRD EAST FOURTH ADDITION, AT A POINT BEARING SOUTH 4°36'16" WEST FROM THE POINT OF BEGINNING;

THENCE NORTH 4°36'16" EAST ALONG THE EAST LINE OF SAID LOT 106-A, ALSO BEING THE WEST LINE OF SAID LOT 142, FOR A DISTANCE OF 113.59 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE FOR THE BENEFIT OF LOTS 142 AND 143, THUNDERBIRD EAST FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 143, BEING A POINT OF CURVATURE CONCAVE TO THE NORTHWEST;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING NORTH 84°05'57" EAST, A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 12°03'22", AN ARC DISTANCE OF 10.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°23'10" WEST, 191.00 FEET;

THENCE SOUTH 73°10'56" WEST 25.00 FEET PARALLEL WITH THE SOUTH LINE OF LOT 142;

THENCE SOUTH 16°49'04" EAST, 25.00 FEET;

THENCE NORTH 73°10'56" EAST 38.20 FEET;

THENCE NORTH 0°23'10" EAST, 223.47 FEET PARALLEL WITH AND 20.00 FEET EASTERLY (AS MEASURED PERPENDICULAR) OF THE FIRST COURSE DESCRIBED HEREIN, TO A POINT OF CURVATURE ON THE NORTH LINE OF SAID LOT 143;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE TO THE NORTHWEST HAVING AN INITIAL TANGENT BEARING OF SOUTH 44°46'01" WEST, A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 27°16'34", AN ARC DISTANCE OF 23.80 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "A"
Legal Description

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE EXISTING ON NOVEMBER 12, 2004, OVER, ACROSS, AND UNDER THAT PORTION OF THE VACATED CUL-DE-SAC AS VACATED IN CITY OF MOUNT VERNON ORDINANCE NO.2266, RECORDED AS AUDITOR'S FILE NO. 8705010003, ADJOINING BOTH LOTS 142 AND 143, AND WHICH HAS REVERTED THERETO BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.