

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 #CAP240193

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
LEGACY OPPORTUNITY FUND, LLC
all its right, title and interest in and to a certain Deed of Trust dated December 5, 2024, executed by
Esterre Phase 1 LLC, a Washington limited liability company,
to Legacy Group Capital, LLC and recorded on the 10 day of December, 2024
as instrument number 202412090040, in the office of the recorder of Skagit County,
State of Washington, describing land therein as:

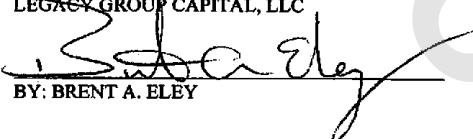
LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:
That portion of Lot 24 and Lot 25, of the PLAT OF ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, being a portion of Section 27 and 34, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:
Beginning at the Northeast corner of said Lot 24;
thence South 8°11'00" West a distance of 92.87 feet to the Southeast corner of said Lot 24;
thence South 30°07'07" West along the East line of said Lot 25 a distance of 9.36 feet;
thence South 89°56'00" West parallel with the North line of said Lot 24 a distance of 409.67 feet to the West line of Lot 25;
thence North 5°10'00" East along said West line of Lots 24 and 25 a distance of 100.42 feet to the Northwest corner of said Lot 24;
thence North 89°56'00" East along the North line of said Lot 24 a distance of 418.54 feet to the point of beginning;
Situate in the County of Skagit, State of Washington.

APN: 3858-000-025-0004/P106649 ↪ 3858-000-024-0009/P101038

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 \$1,382,20000.

Signed on the 5th day of December, 2024.


LEGACY GROUP CAPITAL, LLC

BY: BRENT A. ELEY

State of Washington)
County of King) ss:

On the 5th day of December, 2024, 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.

(SEAL)




Angela M Ruland, Notary Public
My commission expires: 10/29/2028