

When Recorded Return To:

WADOT Capital Inc.  
5413 Meridian Ave N, Ste C  
Seattle, WA 98103

**ASSIGNMENT OF DEED OF TRUST**


Reference No.: 202501150044  
Assessors Tax Parcel No.: P113825 / 4169-001-016-0100

For value received, the undersigned as Beneficiary, hereby, without recourse, grants, conveys, assigns and transfers to Thomas J. Cain, whose address is: C/O WADOT Capital Inc, 5413 Meridian Avenue N, Suite C, Seattle, WA 98103, all beneficial interest under that certain Deed of Trust, dated January 14, 2025, executed by Rose A. Sandhofer and Terry Smith, a married couple, Grantor, to Reconveyance Professionals Inc., Trustee, and recorded on 1/15/2025, under Auditor's File No. 202501150044, records of Skagit County, Washington, describing land therein as:

**See Attached Exhibit "A"**

Together with note or notes therein described or referenced to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust. This assignment is done without recourse to Beneficiary, and without warranty of any nature, express or implied.

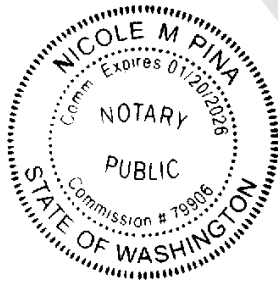
DATED this 15 day of January, 2025.

  
\_\_\_\_\_  
WADOT Capital Inc.  
By: Erik Egger  
Its: President

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me Erik Egger, to me known to be the President of WADOT Capital Inc., the corporation that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that HE was authorized to execute the instrument for and on its behalf.

SUBSCRIBED AND SWORN to before me by Erik Egger on this 15 day of January, 2025.



Nicole M Pina  
PRINTED NAME: Nicole M. Pina  
NOTARY PUBLIC  
in and for the State of Washington.  
My commission expires: 1/20/2026

**EXHIBIT "A"**  
Legal Description

PARCEL A:

LOT A, SHORT PLAT NO. SW-06-00, APPROVED MARCH 21, 2001, RECORDED MARCH 21, 2001, UNDER AUDITOR'S FILE NO. 200103210062; BEING A PORTION OF SEDRO-WOOLLEY SHORT PLAT NO. 98-04, APPROVED SEPTEMBER 10, 1998, RECORDED OCTOBER 16, 1998, UNDER AUDITOR'S FILE NO. 9810160075, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ALSO A PORTION OF LOT 16, BLOCK 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND EMERGENCY VEHICLE TURNAROUND, DELINEATED ON THE FACE OF SAID SHORT PLAT NO. SW-06-00 AS "CABE LANE (PRIVATE)".

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.