

Skamania County, WA  
Total: \$331.50 Pgs=4  
ASGN AGLS  
Request of: COLUMBIA GORGE TITLE- SKAMANIA  
eRecorded by: Simplifile

**2021-002488**

07/15/2021 01:43 PM

*After recording return to:*  
Romano Capital, Inc.  
4660 NE 77th Ave., Suite 200  
Vancouver, WA 98662

**Washington State Recorder's Cover Sheet (RCW 65.04.047)**

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|---|
| <b>Document Titles:</b><br>1. Assignment of Construction Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Fixture Filing                                  |
| <b>Grantor/Assignor:</b><br>1. NORTHWEST PROPERTY RESOURCES LLC, a Washington limited liability company<br><input type="checkbox"/> Additional names on page _____ of document. |
| <b>Grantee/Assignee:</b><br>1. ROMANO CAPITAL, INC., a Washington corporation<br><input type="checkbox"/> Additional names on page _____ of document.                           |
| <b>Abbreviated Legal Description:</b> Lot 32 HIDDEN RIDGE SUB 2018000254<br><br>Additional legal description is on Exhibit A of document.                                       |
| <b>Assessor's Property Tax Parcel/Account Numbers:</b> 03-07-35-4-4-1032-00   |
| <b>Reference Number(s) of Documents assigned or released:</b>   |

**ASSIGNMENT OF CONSTRUCTION DEED OF TRUST, SECURITY AGREEMENT,  
ASSIGNMENT OF LEASES AND RENTS, AND FIXTURE FILING**

Loan No.: 103005

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, NORTHWEST PROPERTY RESOURCES LLC, a Washington limited liability company (“**Assignor**”), having an address at 1220 Main Street, Suite 500, Vancouver, WA 98660, does hereby grant, bargain, sell, assign, deliver, convey, transfer and set over unto Romano Capital, Inc., a Washington corporation (“**Assignee**”), having an address at 4660 NE 77<sup>th</sup> Ave., Suite 200, Vancouver, WA 98662, all of Assignor’s right, title and interest in and to that certain Construction Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Fixture Filing dated as of December 14, 2020, given by Gorge Homes, LLC, a Washington limited liability company, to and in favor of Assignor, recorded December 17, 2020, as Instrument No. 2020-003553 in the Official Records of Skamania County, Washington, (the “**Security Instrument**”), as such Security Instrument may from time to time have been amended, assumed, consolidated, modified and/or assigned, and all other loan documents executed in connection therewith, as each such document may have been amended, assumed, consolidated, modified and/or assigned (the “**Other Loan Documents**”).

TOGETHER WITH all rights accrued or to accrue under the Security Instrument and Other Loan Documents, any and all promissory note(s) and the obligations described therein, the debt and claims secured thereby, and all sums of money due and to become due thereon, with interest as provided for therein.

TO HAVE AND TO HOLD the same unto the Assignee and to the successors and assigns of the Assignee forever.

**THIS ASSIGNMENT IS MADE WITHOUT RECOURSE AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS, IMPLIED OR BY OPERATION OF LAW, OF ANY KIND AND NATURE WHATSOEVER, EXCEPT FOR THOSE REPRESENTATIONS AND WARRANTIES EXPRESSLY SET FORTH IN THAT CERTAIN LOAN PURCHASE AND SALE AGREEMENT, DATED MAY 18, 2021, BETWEEN ASSIGNOR AND ASSIGNEE.**

The Security Instrument assigned hereby encumbers the real property legally described on **Exhibit A** attached hereto and incorporated herein by this reference.

***[END OF TEXT – SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS]***

IN WITNESS WHEREOF, the undersigned, as the beneficiary under said Security Instrument, has caused this Assignment to be executed this 12<sup>th</sup> day of July, 2021.

NORTHWEST PROPERTY RESOURCES LLC,  
a Washington limited liability company

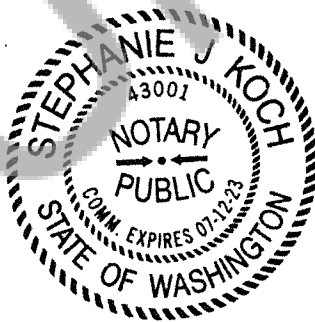
By: Rob Davison  
Name: Rob Davison  
Title: Manager

STATE OF WASHINGTON                    )  
  ) ss.  
COUNTY OF CLARK                    )

I certify that I know or have satisfactory evidence that Rob Davison is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Manager of NORTHWEST PROPERTY RESOURCES LLC to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: July 12, 2021

Stephanie Koch  
Notary Public, State of Washington  
Print Name: Stephanie Koch  
My Commission Expires: 7-12-23



**EXHIBIT A**

PARCEL I:

Lot 32 of HIDDEN RIDGE SUBDIVISION, according to the recorded Plat thereof, recorded in Auditor's File Number 2018000254, in the County of Skamania, State of Washington.

Unofficial  
Copy