

PREPARED BY AND WHEN RECORDED**RETURN DOCUMENT TO:**

McCoy & Orta, P.C.
100 N. Broadway Ave., 26th Floor
Oklahoma City, OK 73102-8822
M&O Ref. 9605.038
Loan Name: Walnut Trail

DOCUMENT TITLE(S):

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

GRANTOR/ASSIGNOR:

PRIME FINANCE SHORT DURATION HOLDING COMPANY 9, LLC, a Delaware limited liability company

GRANTEE/ASSIGNEE:

PFP 2026-13, LTD., an exempted company with limited liability incorporated under the laws of the Cayman Islands

BORROWER:

SAGE-WALNUT TRAIL BORROWER, LLC, a Delaware limited liability company

ABBREVIATED LEGAL DESCRIPTION:

PTN. SW NW, SEC. 8-34-4E, AKA NEW LT C, BLA, REC. NO. 202308010027
Complete legal description is on Exhibit A of document

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

202601210056

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER:

P24258 / 340408-2-016-0303

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

PRIME FINANCE SHORT DURATION HOLDING COMPANY 9, LLC, a Delaware limited
liability company
(Assignor)

to

PFP 2026-13, LTD., an exempted company with limited liability incorporated under the laws of
the Cayman Islands
(Assignee)

Effective as of January 30, 2026

Property Address: 1704 S Burlington Blvd, Burlington, Washington 98233
County of Skagit
State of Washington

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

McCoy & Orta, P.C.
100 North Broadway, 26th Floor
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

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

Effective as of the 30th day of January, 2026, PRIME FINANCE SHORT DURATION HOLDING COMPANY 9, LLC, a Delaware limited liability company, having an address at c/o Prime Finance Partners, 600 Montgomery Street, Suite 1700, San Francisco, CA 94111 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to PFP 2026-13, LTD., an exempted company with limited liability incorporated under the laws of the Cayman Islands, having an address at c/o Conyers Trust Company (Cayman) Limited, SIX, 2nd Floor, Cricket Square, P.O. Box 2681, Grand Cayman, KY1-1111 Cayman Islands, with a copy to PFP 2026-13, Ltd., c/o Prime Finance, 600 Montgomery Street, Suite 1700, San Francisco, CA 94111 ("Assignee"), its successors, participants and assigns, without recourse, all right, title and interest of Assignor, in and to that certain:

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by SAGE-WALNUT TRAIL BORROWER, LLC, a Delaware limited liability company to ROBB LEVINE, ESQ., as trustee, for the benefit of PRIME FINANCE SHORT DURATION HOLDING COMPANY 9, LLC, a Delaware limited liability company, dated as of January 21, 2026 and recorded on January 21, 2026, as Document Number 202601210056 in the Recorder's Office of Skagit County, Washington (as the same may have been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the principal amount of \$26,500,000.00, and creating a lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE(S) ON THE FOLLOWING PAGE]

Reference No.: 9605.038
Matter Name: Walnut Trail
Pool: PFP 2026-13
Security Instrument Assignment

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 21st day of January, 2026, to be effective as of the date first written above.

ASSIGNOR:

Prime Finance Short Duration Holding Company 9, LLC, a Delaware limited liability company

By: Prime Finance Short Duration 9, LLC, a Delaware limited liability company, its managing Member

By: [Signature]
Name: Jeffrey A. Lehman
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

On this 21st day of January, 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared Jeffrey A. Lehman, as Authorized Signatory of Prime Finance Short Duration 9, LLC, a Delaware limited liability company, Managing Member of PRIME FINANCE SHORT DURATION HOLDING COMPANY 9, LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]
Notary Public
My Commission Expires:

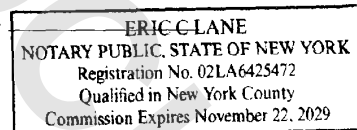


EXHIBIT A

LEGAL DESCRIPTION

A parcel of land lying within the Southwest quarter of the Northwest quarter in Section 8, Township 34 North, Range 4 East, W.M., City of Burlington, Skagit County, Washington, more specifically described as follows:

Commencing at the Northwest corner of said Southwest quarter of the Northwest quarter in Section 8; Thence South 87°52'09" East, along the North line thereof, 40.04 feet to a point on the Easterly margin of South Burlington Boulevard;
Thence South 00°25'32" East, along the East margin thereof, 78.85 feet;
Thence South 87°52'09" East 2.00 feet;
Thence North 45°47'11" East 32.85 feet;
Thence South 87°52'09" East 67.82 feet to the Point of Beginning;
Thence continuing South 87°52'09" East 29.90 feet to the beginning of a curve to the left having a radius of 635.00 feet;
Thence Northeasterly along the arc of said curve 147.20 feet through a central angle of 13°16'55" to the beginning of a reverse curve to the right having a radius of 300.00 feet;
Thence Northeasterly along the arc of said curve 69.54 feet through a central angle of 13°16'55" to a point on a line parallel with and 30.00 feet Southerly from when measured at right angles to the aforesaid North line of the Southwest quarter of the Northwest quarter
Thence South 87°52'09" East, along said parallel line, 366.57 feet to the East line of Tract A of Burlington Short Plat No. BURL-2-80, recorded April 3, 1980 under Auditor's File No. 8004030029, in Volume 4 of Short Plats, page 63, records of Skagit County, Washington;
Thence South 00°48'02" West, along the East line and Southerly extension thereof, 269.77 feet to the Southeast corner of Tract C of said Short Plat No. BURL-2-80;
Thence North 87°52'09" West along the South line and Westerly extension thereof, 590.06 feet;
Thence North 00°25'32" West, along the East line of Tract B of said Short Plat No. BURL-2-80, a distance of 70.00 feet;
Thence North 87°52'09" West, along the South line of said Tract B, 16.55 feet;
Thence North 00°25'32" West 174.93 feet to the Point of Beginning.

(Also known as New Lot C of Boundary Line Adjustment recorded August 1, 2023 under recording number 202308010027, formerly portions of Tracts A, B and C of Burlington Short Plat No. BURL-2-80, approved March 26, 1980 and recorded April 3, 1980 under Auditor's File No. 8004030029, in Volume 4 of Short Plats, page 63, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.