

**ASSIGNMENT OF DEED OF TRUST SECURING
AN INTEREST PURCHASE AGREEMENT
875 Bella Vista Ln., Burlington, WA 98233**

Record and Return Clause

Recording requested by:

CSB Holdings 329, LLC

Prepared by and when recorded mail to:

CSB Holdings 329, LLC

Global House, Parekura, Tutakimoo Rd.,

Avarua District, Cook Islands

THIS ASSIGNMENT OF DEED OF TRUST ("Assignment") is made this July 24, 2026, by CSB Holdings 329, LLC, a Cook Islands LLC, ("Assignor" or "Buyer"), whose address is Global House, Parekura, Tutakimoo Rd., Avarua District, Cook Islands, to Ultim8 Equities LLC, a Missouri LLC ("Assignee" or "Seller"), whose address is 117 S. Lexington St., Suite 100, Harrisonville, MO 64701.

A. This Assignment of Deed of Trust is made to secure the performance by Buyer and/or its agent of all obligations under that certain Interest Purchase Agreement dated July 24, 2026, by and between Buyer and/or its agent, and Seller (the "Agreement"). This Assignment assigns to Assignee all Assignor's interest in and to that certain Deed of Trust recorded October 18, 2022 as Instrument Number 202210190056 in the Skagit County Official Records, made by Ashfaq Rahman and Sabira Arefin, to HomeLien Investment LLC, a Nevis LLC. Said Deed of Trust was assigned to Assignor by that certain Assignment of Deed of Trust recorded June 8, 2023 as Instrument Number 202306080061 in the Skagit County Official Records, made by HomeLien Investment LLC, a Nevis LLC, to CSB Holdings 329, LLC, a Cook Islands LLC.

B. Pursuant to the Agreement, Buyer and/or its agent has agreed to pay Seller certain Consideration as stated in the Agreement, which includes a pledge of security valued at \$490,000.00 in the property described herein (the "Security") in exchange for Seller's 1.04% interest in Watchtower Group LLC, a Wyoming LLC (the "Interest").

1. GRANT

Assignor holds a beneficial interest as lender in a Deed of Trust against the property herein described. Pursuant to the Agreement, Assignor hereby irrevocably assigns, transfers, and conveys to Assignee all of Assignor's right, title, and interest as beneficiary in and to the Deed of Trust described in Recital A above, together with all rights to enforce the same, including without limitation all rights to receive payments, to initiate foreclosure, and to direct the trustee thereunder, with respect to the real property or properties described in Exhibit A attached hereto (collectively, the "Property"). This assignment transfers the Assignor's beneficial interest only and does not create a new trust or grant a new power of sale; all such powers remain as set forth in the underlying Deed of Trust.

2. OBLIGATIONS SECURED

This Assignment of Deed of Trust secures the following:

- (a) Buyer's obligations and payment for the Interest as defined under the Agreement;
- (b) Buyer's performance of all representations, warranties, indemnification obligations, and covenants under the Agreement;
- (c) All renewals, modifications, or extensions of the Agreement;
- (d) Seller's reasonable attorneys' fees, costs, and enforcement expenses incurred in connection with any default.

3. LIQUIDATED DAMAGES

The parties acknowledge and agree that in the event of a breach by Assignor of the obligations secured hereby, the actual damages that would be sustained by Seller would be impracticable or extremely difficult to ascertain. Accordingly, the parties have agreed that the Lien Amount of \$490,000.00 represents a reasonable estimate of and constitutes the liquidated damages payable by Assignor to Seller upon any such breach. Assignor expressly acknowledges that the Lien Amount has been negotiated as a fair and reasonable measure of damages. The Lien Amount shall not preclude Seller from seeking, in lieu of or in addition to liquidated damages, specific performance, injunctive relief, or any other equitable remedy available at law or equity.

4. DEFAULT AND REMEDIES

In the event of a default by Buyer under the Agreement or this Assignment of Deed of Trust, Seller may declare all sums secured hereby immediately due and payable, demand and receive return from Buyer of all Interest under the Agreement and/or invoke remedies permitted by law or in equity against the Property in Seller's sole discretion, including without limitation directing the trustee under the underlying Deed of Trust to proceed with foreclosure. Seller may elect to foreclose judicially or nonjudicially.

An "Event of Default" shall include, but not be limited to, the occurrence of any of the following: (a) Failure by Assignor to make any payment required under the Agreement or this Assignment of Deed of Trust within five (5) days of the due date; (b) Failure by Assignor to perform or observe any covenant, obligation, or condition set forth herein or in the Agreement; (c) Any material misrepresentation or omission made by Assignor in connection with this transaction or the Agreement; (d) Commencement of any bankruptcy, insolvency, or receivership proceeding by or against Assignor; (e) Transfer, conveyance, or encumbrance of the Property without Seller's prior written consent.

Upon the occurrence of an Event of Default and after any notice and cure period provided herein or by applicable law, Seller may exercise all rights of a beneficiary under the assigned Deed of Trust, including directing the trustee to sell the Property at public auction in the manner required by applicable law. Seller may become the purchaser at such sale.

5. COVENANTS OF ASSIGNOR

Assignor covenants and agrees:

- (a) Not to sell, transfer, lease, or further encumber the Property or the assigned Deed of Trust without prior written consent of Seller;
- (b) Assignor shall keep the Property in good condition and repair, shall not commit or permit any waste thereon, and shall comply with all applicable laws, ordinances, and regulations affecting the Property including the payment of taxes and all governmental assessments before delinquency. Assignor shall not make any material alterations or improvements without the prior written consent of Seller.

- (c) To execute additional documents as necessary to effectuate this assignment and security interest.
- (d) Assignor shall promptly pay all recording fees, taxes, and any other charges levied upon or in connection with this Assignment or the obligations secured hereby as required by applicable law, and shall indemnify Seller against any liability for any such fees or charges.

6. MISCELLANEOUS

- (a) This Assignment of Deed of Trust shall bind and benefit the parties hereto and their respective successors and assigns.
- (b) Time is of the essence.
- (c) This Assignment of Deed of Trust may be recorded and shall constitute notice of Assignee's interest in the Property.
- (d) As further described in Section 4, upon an Event of Default Seller shall have all rights and powers of a beneficiary under the assigned Deed of Trust, including the right to direct the trustee to sell the Property at public auction, and to take any action necessary to effectuate a foreclosure sale. Seller may, from time to time, direct the substitution of a successor trustee under the underlying Deed of Trust by a written instrument recorded in the county where the Property is located.
- (e) All notices, demands, and other communications under this Assignment of Deed of Trust shall be made in accordance with the Agreement, which is incorporated herein by reference.
- (f) Assignor shall maintain insurance coverage against loss or damage to the Property in an amount not less than the full insurable value thereof. Such insurance shall name Seller as an additional insured and loss payee. Assignor shall deliver to Seller a certificate of insurance evidencing such coverage, and shall not cancel or permit cancellation of such insurance without at least thirty (30) days' prior written notice to Seller.
- (g) Upon full satisfaction of all obligations secured by this Assignment, Seller shall execute and deliver to Assignor a release of this Assignment of Deed of Trust in recordable form. Assignor shall be responsible for all recording costs associated with such release.

7. GOVERNING LAW

This Assignment of Deed of Trust shall be governed by and construed under the laws of the State of Washington.

8. INDEMNIFICATION

Buyer agrees to indemnify and hold Seller harmless from and against any and all liabilities, claims, demands, damages, losses, costs, and expenses, including reasonable attorney's fees, arising out of or in connection with any breach of Buyer's obligations under the Agreement or this Assignment of Deed of Trust.

9. INCORPORATION BY REFERENCE

This Assignment of Deed of Trust incorporates by reference all terms, conditions, covenants, and obligations of the Agreement, between Buyer and Seller. In the event of any conflict between the provisions of this Assignment of Deed of Trust and the Agreement, the provisions of the Agreement shall control.

10. SURVIVAL

The obligations secured by this Assignment of Deed of Trust, including those under the Agreement, shall survive the closing of the transaction and shall be binding upon Buyer and Buyer's heirs, successors, and assigns until all such obligations are fully performed.

11. COVENANT NOT TO SUE

Buyer expressly covenants not to initiate any legal or equitable action to challenge the enforceability or priority of this Assignment of Deed of Trust or the Agreement.

IN WITNESS WHEREOF, Assignor has executed this Assignment of Deed of Trust as of the day and year first written above.

ASSIGNOR (Buyer): CSB Holdings 329, LLC



By: Samuel Zev Phillips, Nominee Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Nevada)

) ss.:

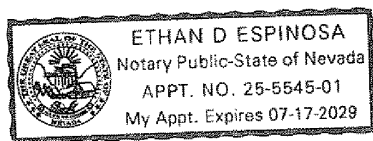
COUNTY OF Clark)

On July 27, 2026, before me, Ethan D. Espinosa, a notary public, personally appeared Samuel Zev Phillips, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)



Notary Public

EXHIBIT A

That certain real property located in the City of Burlington, County of Skagit, and State of Washington,
more fully described as:

(0.4700 ac) LOT 26, PLAT OF TINAS COMA, AS PER PLAT RECORDED AUGUST 11, 2000,
UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT COUNTY, WASHINGTON

Property Address: 875 Bella Vista Ln., Burlington, WA 98233

Tax Parcel Number: 4755-000-026-0000