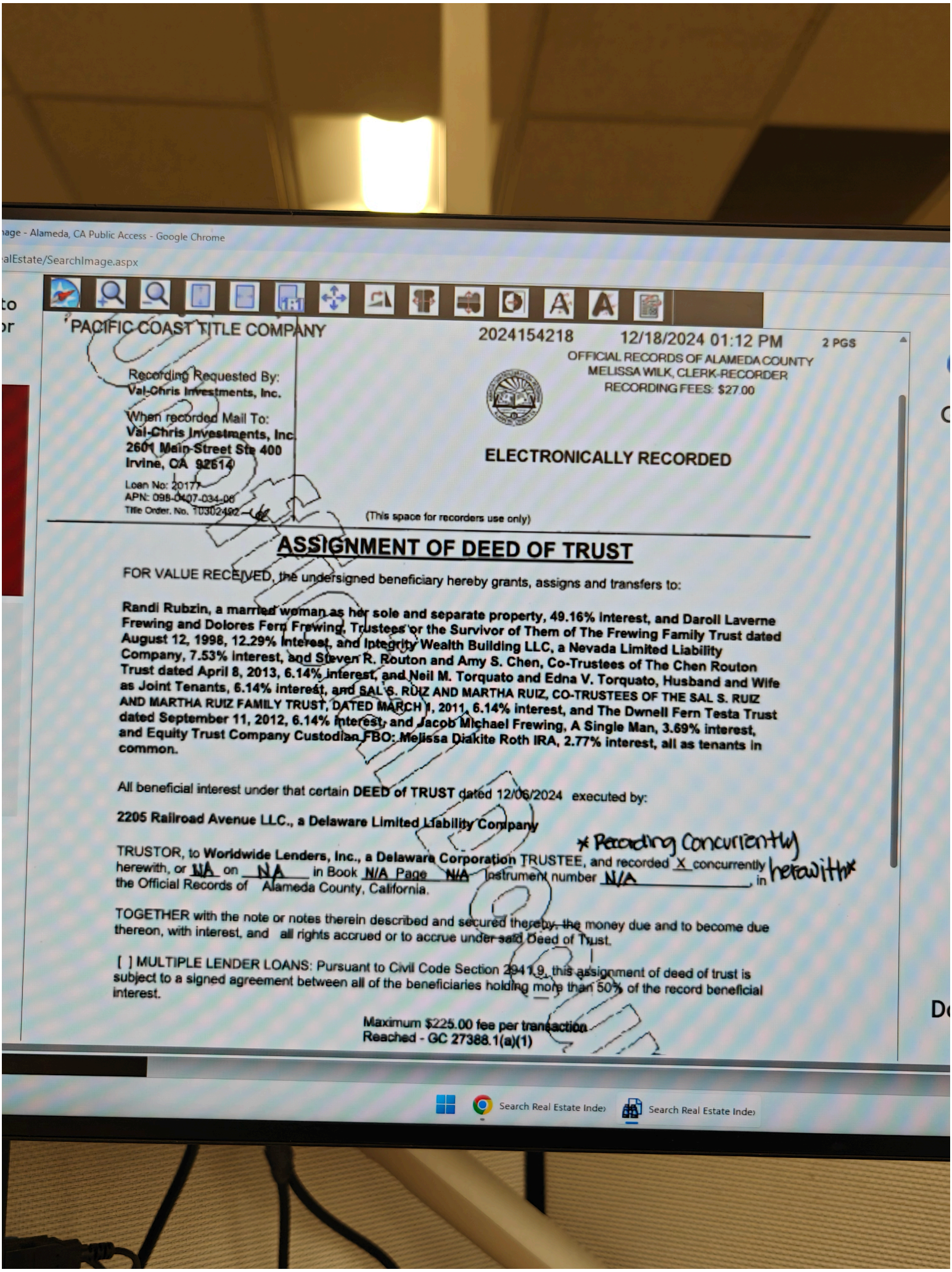

PACIFIC COAST TITLE COMPANY

2024154218 12/18/2024 01:12 PM 2 PGS

OFFICIAL RECORDS OF ALAMEDA COUNTY
MELISSA WILK, CLERK-RECORDER
RECORDING FEES: $27.00

ELECTRONICALLY RECORDED

Recording Requested By:
Val-Chris Investments, Inc.

When recorded Mail To:
Val-Chris Investments, Inc.
2601 Main Street Ste 400
Irvine, CA 92614

Loan No: 20177
APN: 098-0407-034-06
Title Order. No. 10302492

(This space for recorders use only)

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned beneficiary hereby grants, assigns and transfers to:

Randi Rubzin, a married woman as her sole and separate property, 49.16% interest, and Daroll Laverne Frewing and Dolores Fern Frewing, Trustees or the Survivor of Them of The Frewing Family Trust dated August 12, 1998, 12.29% interest, and Integrity Wealth Building LLC, a Nevada Limited Liability Company, 7.53% interest, and Steven R. Routon and Amy S. Chen, Co-Trustees of The Chen Routon Trust dated April 8, 2013, 6.14% interest, and Neil M. Torquato and Edna V. Torquato, Husband and Wife as Joint Tenants, 6.14% interest, and SAL S. RUIZ AND MARTHA RUIZ, CO-TRUSTEES OF THE SAL S. RUIZ AND MARTHA RUIZ FAMILY TRUST, DATED MARCH 1, 2011, 6.14% interest, and The Dwnell Fern Testa Trust dated September 11, 2012, 6.14% interest, and Jacob Michael Frewing, A Single Man, 3.69% interest, and Equity Trust Company Custodian FBO: Melissa Diakite Roth IRA, 2.77% interest, all as tenants in common.

All beneficial interest under that certain **DEED of TRUST** dated 12/06/2024 executed by:

2205 Railroad Avenue LLC., a Delaware Limited Liability Company

TRUSTOR, to **Worldwide Lenders, Inc., a Delaware Corporation** TRUSTEE, and recorded X concurrently herewith, or NA on NA in Book N/A Page N/A Instrument number N/A, in the Official Records of Alameda County, California.

* Recording Concurrently herewith*

TOGETHER with the note or notes therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust.

[ ] MULTIPLE LENDER LOANS: Pursuant to Civil Code Section 2941.9, this assignment of deed of trust is subject to a signed agreement between all of the beneficiaries holding more than 50% of the record beneficial interest.

Maximum $225.00 fee per transaction
Reached - GC 27388.1(a)(1)

Access - Google Chrome

aspx

THE NOTE, THIS DEED OF TRUST, ANY GUARANTY, ANY ENVIRONMENTAL INDEMNITY, AND THE OTHER SECURITY DOCUMENTS COLLECTIVELY REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Deed of Trust, effective as of the date first above written.

2205 Railroad Avenue LLC, a Delaware Limited Liability Company
Presidio On Bay Crest LLC., a Delaware Limited Liability Company

Borrower **Rikesh Patel, Manager** 12/6/24 Date

Rikesh Patel, 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 CALIFORNIA

COUNTY OF Contra Costa

On 12/06/2024 before me, Maggie Lam Notary Public, personally appeared Rikesh Patel 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MAGGIE LAM
COMM. #2353269
Notary Public - California
Alameda County
My Comm. Expires Mar. 25, 2025

Signature _____ Notary Public

Place Notary Seal Above