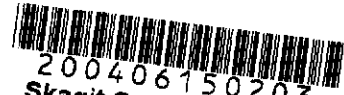


WHEN RECORDED RETURN TO:



200406150203  
Skagit County Auditor

6/15/2004 Page 1 of 4 4:20PM

# Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273

DOCUMENT TITLE(s)

- 1. ASSIGNMENT OF LEASES
- 2.
- 3.

## ACCOMMODATION RECORDING

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional numbers on page \_\_\_\_\_ of the document

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

JUN 16 2004

GRANTOR(s):

- 1. SALLY CRAM
- 2. O'LEARY'S BOOKS, INC.
- 3.

Amount Paid \$  
Skagit County Treasurer  
By: Deputy

Additional names on page \_\_\_\_\_ of the document

Chicago Title Company has placed  
this document for recording as a  
customer courtesy and accepts no  
liability for its accuracy or validity

GRANTEE(s):

- 1. LACONNER HOLDINGS, LLC
- 2.
- 3.

Additional names on page \_\_\_\_\_ of the document

ABBREVIATED LEGAL DESCRIPTION:

PORTION OF LOTS 7-9, BLOCK T, MAP OF LACONNER

Complete legal description is on page \_\_\_\_\_ of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P74083

(sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature \_\_\_\_\_

This cover sheet is for the County Recorder's indexing purposes only. The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

## ASSIGNMENT OF LEASES

This Agreement is effective this 14<sup>th</sup> day of June, 2004, between SALLY CRAM, a married woman, as to her separate estate, O'LEARY'S BOOKS, INC, as Washington (collectively the "ASSIGNORS") and LACONNER HOLDINGS, LLC, a Washington limited liability company ("ASSIGNEE").

Whereas, SALLY CRAM is currently the owner of land and a building located at:

609 South First Street, La Conner, WA 98257 and legally described as: the Northerly 20 feet of the Westerly 70 feet of Lot 7 and the Westerly 60 feet of Lots 8 and 9, Block "T" MAP OF LACONNER, Skagit County Washington, as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, WA ("Building").

Whereas, either SALLY CRAM or her wholly owned corporation, O'LEARY'S BOOKS, INC., in their capacity as landlord/lessor and owner of the building, have entered into the following leases for spaces within the Building ("Leases"):

Lease executed on November 21, 1998 between SALLY CRAM, as landlord/lessor, and FROM GRANDMA WITH LOVE, INC., as lessee, affecting retail space in the Building known as 609 South First Street, LaConner, WA.

Lease executed on September 15, 1993, between O'LEARY'S BOOKS, INC, as landlord and CASCADE CANDY COMPANY, a Washington corporation, as lessee. This Lease was assigned by the lessee, CASCADE CANDY COMPANY, to THE KISER GROUP, INC. on November 21, 1997. This Lease affects retail space known as 605 South First Street, LaConner, WA.

Lease executed on ~~November 2, 2002~~ between SALLY CRAM, as landlord/lessor and ~~BARBARA JEWETT~~, as lessee, affecting residential space in the Building known as 607 South First Street, LaConner, WA. \*SARA HARLAN <sup>S.C.</sup> *SHV*

Whereas, ASSIGNORS, pursuant to the sale of the underlying Building to ASSIGNEE, now desire to assign their interest as a landlord/lessor under the Leases directly to ASSIGNEE, who intends to substitute as the new owner and landlord/lessor under the Leases.

NOW, THEREFORE, for good and valuable consideration the receipt of which all parties hereto acknowledge, ASSIGNORS and ASSIGNEE agree as follows:

1. Assignment. ASSIGNORS, hereby assign and transfer all of their rights, title and

**ASSIGNMENT OF LEASES**

**Page 1**



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interest as a "landlord/lessor" in the above set forth Leases to ASSIGNEE and ASSIGNEE hereby accepts said transfer of ASSIGNORS' rights, title and interest in the Leases and agrees to assume all obligations and duties ASSIGNORS, as landlord/lessor under the Leases, from and after the date of this Agreement. Any obligations of ASSIGNORS to the lessees that accrues prior to the date of this Agreement shall be the responsibility of the ASSIGNORS.

2. Delivery of Leases. ASSIGNORS agree to deposit the originals of the Leases with the escrow agent, which originals will be delivered to the ASSIGNEE at closing of the sale of the Building.

3. Cooperation For Execution of Documents. The ASSIGNORS agree to cooperate and execute any additional documents, if reasonably necessary, to complete the assignment of the Leases to ASSIGNEE.

4. Transfer of Security Deposits. If the ASSIGNORS hold any security or other deposits of the lessees, then the ASSIGNORS agree to either transfer said security or other deposits to ASSIGNEE at closing of the Building sale or otherwise credit ASSIGNOR at closing with said amounts.

Agreed to on the date set forth above.

ASSIGNORS

Sally Cram  
Sally Cram

O'LEARY'S BOOKS, INC.,

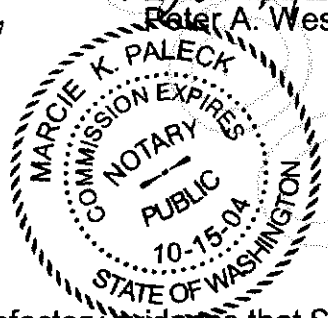
By: Sally Cram, President  
Sally Cram, President

ASSINGNEE

LACONNER HOLDINGS, LLC.  
By: Peter A. Wescott  
Peter A. Wescott, Manager

STATE OF WASHINGTON)

SKAGIT MICO : SS.  
COUNTY OF KING )



I certify that I know or have satisfactory evidence that SALLY CRAM is the person who appeared before me, signed this instrument and acknowledged it to be her free and voluntary act and deed for the uses and purposes mentioned in this instrument.

DATED June 14, 2004.

Marcie Paleck  
Notary Public in and for the

**ASSIGNMENT OF LEASES**



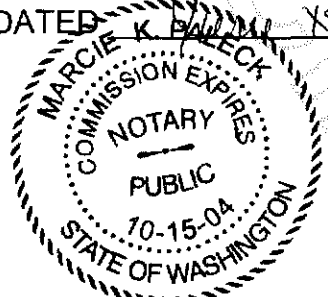
200406150203  
Skagit County Auditor

State of Washington, residing  
at Moscow + Vernon  
My appointment expires October 15, 2004  
Print Name: MARCIE K. PALECK

STATE OF WASHINGTON )  
 )  
 ) :ss.  
COUNTY OF KING SKAGIT MKP )

I certify that I know or have satisfactory evidence that SALLY CRAM is the person who appeared before me, signed this instrument, on oath stated that she was authorized to execute said instrument as the President of O'LEARY'S BOOKS, INC., a Washington corporation, and acknowledged said instrument as the President of O'LEARY'S BOOKS, INC., to be the free and voluntary act of said corporation, for the uses and purposes mentioned in said instrument.

DATED June 14 <sup>MKP</sup>, 2004.

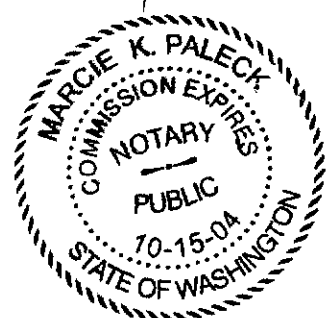


Marcie Paleck  
Notary Public in and for the  
State of Washington, residing  
at Moscow + Vernon  
My appointment expires October 15, 2004  
Print Name: MARCIE K. PALECK

STATE OF WASHINGTON )  
 )  
 ) :ss.  
COUNTY OF KING SKAGIT MKP )

I certify that I know or have satisfactory evidence that PETER A. WESCOTT is the person who appeared before me, signed this instrument, on oath stated that he was authorized to execute said instrument as the Manager of LACONNER HOLDINGS, LLC., a Washington limited liability company, and acknowledged said instrument as the manager of LACONNER HOLDINGS, LLC., to be the free and voluntary act of said limited liability company for the uses and purposes mentioned in said instrument.

DATED June 14, 2004.



Marcie Paleck  
Notary Public in and for the  
State of Washington, residing  
at Moscow + Vernon  
My appointment expires October 15, 2004  
Print Name: MARCIE K. PALECK

**ASSIGNMENT OF LEASES**

