When Recorded Please Return To:
LAWRENCE A. PIRKLE
321 West Washington, Suite 300
Mount Vernon, WA 98273
(360) 336-6587

200510170157
Skagit County Auditor
10/17/2005 Page 1 of 1 1:11PM

This Space For Recorder's Use Only

SELLER'S ASSIGNMENT OF CONTRACT AND DEED

THE GRANTOR, ROBERT ROYAL, a married person as his separate property, for and in consideration of transfer to a Limited Liability Company, pursuant to Internal Revenue Code 721 (mere change in form of ownership), conveys and transfers to, **GRANTEE**, RKO, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

Assessor's Parcel No: P101362 350716-1-001-0300
Lot 3, Short Plat No. 91-098, approved June 18, 1992 and recorded June 23, 1992 in Volume 10 of Short Plats, page 92, under Auditor's File No. 9206230080 and being a portion of the Southeast ¼ of the Southeast ¼, Section 9, Township 35 North, Range 7 East, W.M., and portion of the East ½ of the Northeast ¼, Section 16, Township 35 North, Range 7 East, W.M. TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the West 30 feet of Lot 2 of said Short Plat No. 91-098, as shown on the face thereof. Situate in the County of Skagit, State of Washington.

and do hereby assign, transfer and set over to the grantee that certain real estate contract dated the 2nd day of September, 2004 between ORLIE ROYAL, as seller and JOHN JONASSON and TERESA JONASSON, as purchaser for the sale and purchase of the above described real estate which was recorded under Auditor's File Number 200409170002. The grantee hereby assumes and agrees to fulfill the conditions of said real estate contract and the grantors hereby covenant that there is now unpaid on the principal of said contract the sum of One Hundred Twenty Thousand Seven Hundred Thirty Nine Dollars and 00/100 ($120,739.00).

Dated 17 day of October, 2005

Seller's Assign. of Contract
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
OCT 17 2005
Amount Paid $0
Skagit Co. Treasurer
By Deputy

Robert Royal

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this day personally appeared before me ROBERT ROYAL to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17 day of October, 2005.

LAWRENCE A. PIRKLE
Notary Public in and for the State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/07

LAWRENCE A. PIRKLE
COMMISSION EXPIRES
NOTARY
PUBLIC
5-7-2007
STATE OF WASHINGTON

UNOFFICIAL DOCUMENT