

WHEN RECORDED RETURN TO:
SYB HOLDING CO., INC.
1440 ADMIRAL PLACE
FERNDALE, WA 98248



200601250092

Skagit County Auditor

1/25/2006 Page 1 of 5 11:35AM



CHICAGO TITLE INSURANCE COMPANY

IC36827

DOCUMENT TITLE (s)

- 1 ASSIGNMENT
- 2
- 3
- 4

Order Number: 005101445

REFERENCE NUMBER(S) OF DOCUMENT ASSIGNED OR RELEASED: UNRECORDED LEASE

Additional reference numbers on page _____ of document

GRANTOR (s) :

- 1 JMJ INVESTMENTS, INC.
- 2
- 3

Additional names on page _____ of document

GRANTEE (s) :

- 1 SYB HOLDING CO., INC.
- 2
- 3

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION:

PTN SW, Sec 29, T34N, R4EWM

Lot-Unit: Block: Volume: Page:
Section: Township: Range: Portion:

Plat Name:

Complete legal description is on page 5 of document

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

34042930200201P28732

Additional Tax Accounts are on page _____ of document

Note: This cover sheet is prepared to conform to the requirements of Chapter 143, Laws of 1996. Nothing on this sheet alters the names, legal description or other information in the attached document. The only purpose of this cover sheet is to assist the auditor in indexing the document in conformance with statute.

The Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

ASSIGNMENT

WHEREAS, JMJ Investments, Inc. ("Assignor"), as lessor, and Nel/Son Distributing, Inc. ("Nelson"), as lessee, have entered into that certain Lease and Operating Agreement (as amended and supplemented to the date hereof, the "Lease") dated as of November 1, 2003, upon and covering a portion of the real property described as follows: approximately 4,000 square feet of building located at 1690 Henson Rd., Mount Vernon, WA 98273;

WHEREAS, Assignor desires to assign all of Assignor's right, title and interest in and to the Lease to SYB Holding Co., Inc. ("Assignee");

NOW, THEREFORE, in consideration of the mutual representations, warranties, covenants and agreements contained in this Assignment, Assignor and Assignee agree as follows:

1. Assignor hereby (a) transfers, assigns and conveys all of its right, title and interest in and to the Lease to Assignee, and (b) represents and warrants that Assignor has delivered a true, correct and complete copy of the Lease to Assignee.
2. Assignee hereby (a) accepts this Assignment; (b) assumes all duties, obligations and responsibilities of Assignor under the Lease; (c) accepts the premises subject to the Lease in their present "as is" condition, and (d) agrees to fulfill all of the terms and covenants required by Assignor under the Lease.
3. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

JAN 25 2006

Amount Paid \$
By *[Signature]* Skagit Co. Treasurer Deputy



200601250092

Skagit County Auditor

IN WITNESS WHEREOF, Assignor and Assignee execute this Assignment as of 1/23, 2005

JMJ INVESTMENTS, INC.

By: Mark J. Nelson

Name: Mark J. Nelson

Title: President
Mark J. Nelson

SYB HOLDING CO., INC.

By: M. B. Boulos

Name: M. B. Boulos

Title: its president
Yacoub B Boulos
its secretary

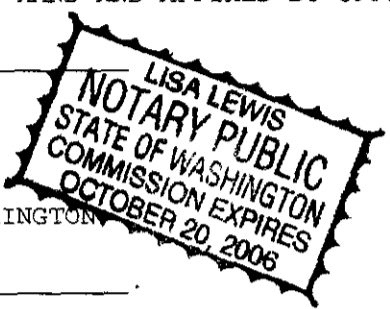


200601250092
Skagit County Auditor

STATE OF WASHINGTON COUNTY OF SNOHOMISH
ON THIS 23RD DAY OF JAN, 2006, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED MARK J. NELSON AND
JODY NELSON TO ME KNOWN TO BE THE PRESIDENT AND SEC/TREAS OF
THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND
DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED,
AND ON OATH STATE THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID
INSTRUMENT AND THAT THE SEAL AFFIXED THERETO (IF ANY) IS THE CORPORATE
SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Lisa Lewis
NOTARY SIGNATURE



PRINTED NAME: LISA LEWIS
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT MARYSVILLE
MY COMMISSION EXPIRES 10/20/2006

STATE OF WASHINGTON COUNTY OF SNOHOMISH
ON THIS 23RD DAY OF JAN, 2006, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED MAHMOUD B. BOULOS AND
YANOLLA G. BOULOUS TO ME KNOWN TO BE THE PRESIDENT AND
SECRETARY OF THE CORPORATION THAT EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND
VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES
THEREIN MENTIONED, AND ON OATH STATE THAT THEY WERE AUTHORIZED TO
EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED THERETO (IF ANY)
IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Lisa Lewis
NOTARY SIGNATURE



PRINTED NAME: LISA LEWIS
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT MARYSVILLE
MY COMMISSION EXPIRES 10/20/2006



200601250092
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5101445

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

PARCEL A:

That portion of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 50 feet Southeasterly (when measured radially) from Highway Engineer's Station F 9 2+00, as shown on Washington State Highway Department right of way map SR 5 MP222.08 to MP225.62, Johnson Road to Blackburn Street, Sheet 9 of 23 sheets, latest revision date September 10, 1971, said point being on a 250 foot radius curve concave to the Southeast, a radial at said point bearing South 74°58'06" East;
Thence Northerly along said curve 132.00 feet;
Thence South 45°07'01" East, 145.49 feet to a point on the Northwesterly margin of the DL Ramp, as shown on said map;
Thence South 24°15'30" West, 96.00 feet to a point 110 feet Northerly from (when measured at right angles to) Highway Engineer's Station A16+00;
Thence South 84°40'07" West, 100.50 feet to a point 100 feet Northerly from (when measured at right angles to) Highway Engineer's Station 15+00;
Thence North 18°34'00" West, 91.47 feet to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at a point 50 feet Southeasterly (when measured radially) from Highway Engineer's Station F9 2+00, as shown on Washington State Highway Department right-of-way Map SR5 MP222.08 to MP225.62, Johnson Road to Blackburn Street, Sheet 9 of 23 sheets, latest revision date, September 10, 1971, said point being on a 250 foot radius curve concave to the Southeast, a radial at said point bearing South 74°58'06" East;
Thence Northerly along said curve, 132.00 feet to the true point of beginning;
Thence South 45°07'01" East, 145.49 feet to a point on the Northwesterly margin of the DL Ramp, as shown on said map;
Thence North 24°15'30" East along said Northwesterly margin, 256.63 feet to a point 250 feet Westerly (when measured radially) from Station 67+00 on the centerline of said SR5;
Thence North 20°02'30" East, 125.54 feet to a point 50 feet Southeasterly (when measured radially) from Station F9 7+50, as shown on said map, said point being on a 500 foot radius curve concave to the Northwest, a radial at said point bearing North 58°44'02" West;
Thence Southerly along said curve, 158.07 feet to a point 50 feet Southeasterly (when measured at right angles) from Station F9 PC5+57.74;
Thence South 49°22'45" West, 179.90 feet to a point 50 feet Southeasterly from Station F9 PT3+79.85, said point being the point of curvature of a 250 foot radius curve to the left;
Thence Southerly along said curve 17.87 feet to the true point of beginning.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -

MBB 1/23/06



200601250092
Skagit County Auditor