



201104190053

Skagit County Auditor

4/19/2011 Page

1 of

5 2:54PM

After Recording Return To:

SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1
1415 EAST KINCAID STREET
MOUNT VERNON, WA 98273

**ASSIGNMENT OF SUBLEASE
(Coffee Doctor)
EFFECTIVE THE 1ST DAY OF JULY 2010**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 19 2011

Amount Paid \$
By man Skagit Co. Treasurer Deputy

Assignor: Skagit Valley Medical Center, Inc. P.S., now known as SVMC, PLLC

Assignee: Skagit County Public Hospital District No 1

Reference number(s) of document(s) assigned or released: 201002190065

Partial Legal Description: Ptn of SW ¼ of the SE ¼ of Section 20, Township 34 N,
Range 4 East, W.M.

Assessor's Parcel/Tax ID Number(s): 340420-0-086-0009, P26778; 3709-001-002-0004,
P52385; 3709-001-001-0005, P52384; 3709-001-002-0100, P125894

A. RECITALS

WHEREAS, SKAGIT VALLEY REAL ESTATE PARTNERSHIP, LLP, a Washington limited liability partnership ("Landlord"), and SKAGIT VALLEY MEDICAL CENTER, INC. P.S., a Washington professional service corporation now known as SVMC, PLLC, a Washington professional limited liability company ("Tenant" under the Lease and as "Assignor" herein), entered into a "Master Lease" dated January 1, 2007 (as amended from time to time, the "Lease"), concerning the real property legally described in Appendix A attached hereto (the "Premises"); and

WHEREAS, Assignor has transferred certain assets located on the Premises to Assignee and, effective on July 01, 2010 (the "Assignment Date"), assigned Tenant's entire right, title, and interest in, to and under the Lease to SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO.

1, a Washington public hospital district ("Assignee"), as recorded under Skagit County Auditor's file number 201007270070, and

WHEREAS, Assignor, on the Assignment Date was the Sublessor in a "Sublease Agreement" with the Coffee Doctor, Inc., a Washington corporation (referred to as the "Subtenant" in the Sublease), for a portion of the Premises described in the Sublease and as memorialized in a Memorandum of Sublease recorded under Skagit County Auditor's file number 201002190065, which Sublease Assignor wishes to assign to Assignee, effective as of the Assignment Date;

NOW, THEREFORE, BASED ON THE FOREGOING, THE PARTIES NOW ACT AND AGREE AS FOLLOWS:

B. ASSIGNMENT AND ASSUMPTION

FOR VALUE RECEIVED:

1. Assignor hereby grants, conveys, warrants, assigns, transfers, and delivers unto Assignee Assignor's entire right, title, and interest in, to, and under the Sublease, effective as of the Assignment Date.

2. Assignee hereby unconditionally: (a) assumes all of Assignor's obligations contained in the Sublease that are incurred on or after the Assignment Date; (b) accepts, agrees, and covenants to comply with and guarantee performance and fulfillment of all the terms and conditions related to the Sublessor contained in the Sublease from the Assignment Date forward.

3. Assignee hereby agrees to defend, indemnify and hold Assignor harmless from and against any and all claims, suits, obligations, liabilities and damages, including reasonable attorneys' fees, accruing or arising in any way and at any time under the Sublease on or after the Assignment Date. Assignor hereby agrees to defend, indemnify and hold Assignee harmless from and against any and all claims, suits, obligations, liabilities and damages, including reasonable attorney's fees, accruing or arising in any way and at any time under the Sublease prior to the Assignment Date.

[THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY. SIGNATURES FOLLOW.]

{CAS873631.DOC;2\14195.012001\}ASSIGNMENT OF SUBLEASE (COFFEE DOCTOR, INC.)Page 2 of 5
ASSIGNOR: SKAGIT VALLEY MEDICAL CENTER, INC P.S.
ASSIGNEE: SKAGIT COUNTY PHD NO. 1



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Skagit County Auditor

The signature of Assignor hereinafter made constitutes evidence of Assignor's acceptance of the representations, terms, and conditions herein stated as set forth above.

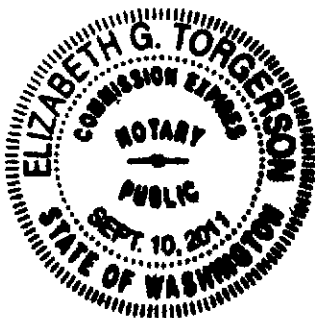
SVMC, PLLC, formerly SKAGIT VALLEY MEDICAL CENTER, INC. P.S.

By: *John Bond*
Name: John Bond
Its: President
Date: 4/1/11

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 1st day of April 2011 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared John Bond, MD to me known to be the President of SVMC, PLLC, a Washington professional limited liability company, formerly known as Skagit Valley Medical Center, Inc. P.S., the company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



Elizabeth G. Torgerson
Notary Public in and for the state of
Washington, residing at Sedro-Woolley
My commission expires: 9-10-11
Printed Name: Elizabeth G. Torgerson



The signature of the Assignee hereinafter made constitutes evidence of Assignee's acceptance of the representations, terms, and conditions herein stated as set forth above.

**SKAGIT COUNTY PUBLIC HOSPITAL
DISTRICT NO. 1**

By: 

Gregg A. Davidson

Its: CEO/Superintendent

Date: 4.01.2011

STATE OF WASHINGTON)

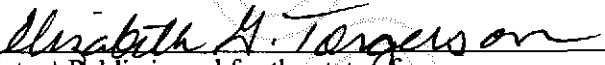
) ss.

COUNTY OF SKAGIT)

On this 1st day of April 2011 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Gregg A. Davidson to me known to be the CEO/Superintendent of SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1, a Washington public hospital district, the municipal corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the say and year first above written.




Notary Public in and for the state of
Washington, residing at Sedro-Woolley
My commission expires: 9-10-11

Printed Name: Elizabeth G. Torgerson



EXHIBIT "A"

That portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 30.83 feet South of the Northwest corner of said Southwest Quarter of the Southeast Quarter, Thence North $89^{\circ} 48' 35''$ East, parallel to the North line of said Southwest Quarter of the Southeast Quarter 203.81 feet, more or less, to the northerly extension of the East line (East face of building) of the existing medical building as the same exists on January 1, 2007, Thence South $0^{\circ} 22' 16''$ East, along the line of the East face of the existing building and the same projected a distance of 134.45 feet; more or less to the Southeast corner of said building, Thence South $89^{\circ} 37' 44''$ West along the Southerly face of the existing building, a distance of 22.83 feet, Thence South $0^{\circ} 13' 17''$ East 125.39 feet more or less, to the Northerly margin of Broadway Street, Thence South $89^{\circ} 46' 43''$ West, along said margin, 177.30 feet to the West line of said Southwest Quarter of the Southeast Quarter of Section 20, Thence North $1^{\circ} 06' 34''$ West, along said line, 260.05 feet to the point of beginning.

The basis of bearing for the above legal description is North $1^{\circ} 06' 35''$ West between the found South Quarter corner of the found and accepted 1/16th corner on Kincaid Street.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

