

WHEN RECORDED RETURN TO:
Chicago Title
425 Commercial Street
Mount Vernon, WA 98273



201206210072
Skagit County Auditor

6/21/2012 Page 1 of 4 3:42PM

Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273 620015124

DOCUMENT TITLE(s)

1. Assignment of Lease
- 2.
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

Unrecorded lease dated April 6, 2011

☐ Additional numbers on page _____ of the document

GRANTOR(s):

1. **Rockies , LLC, a Washington Limited Liability Company** (Landlord)
- 2.
- 3.

☐ Additional names on page _____ of the document

GRANTEE(s):

1. **Big Rock, MV, LLC, a Washington Limited Liability Company** (New Landlord)
2. **Associated Petroleum Products, Inc.** (Tenant)
- 3.

☐ Additional names on page _____ of the document

LEGAL DESCRIPTION: Abbreviated legal description: PTN LOT 1 SKAGIT COUNTY SHORT PLAT NO 29-87 AND PTN SW SW, 14-34-04.

☐ Complete legal description is on page _____ of the document

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

P24749 340414-3-010-0002

☐ (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.

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 LEASE
Landlord to New Landlord**

This Agreement is entered into on the 14 day of June, 2012, between Rockies, LLC of Mount Vernon, Skagit County, Washington, referred to as *Assignor*, and Big Rock MV, LLC, of Mount Vernon, Skagit County, Washington, referred to as *Assignee*.

Recitals

The parties recite and declare as follows:

- A. Assignor entered into a Lease Agreement as Landlord on the 6th day of April, 2011, with Associated Petroleum Products, Inc., a Washington corporation, as Tenant.
- B. Assignor desires to assign, and Assignee desires to assume the rights, duties and liabilities of the Landlord under the said Lease Agreement described herein below.

Agreement

- 1. In consideration of the mutual promises set forth herein, Assignor assigns the Lease Agreement described herein below to Assignee, effective as of the 14 day of June, 2012, which assignment shall be effective for the balance of the lease term.
- 2. Details of Lease Assigned.
 - a. Lease date: April 6, 2011.
 - b. Landlord: Rockies, LLC, a Washington limited liability company;
 - c. Tenant: Associated Petroleum Products, Inc., a Washington corporation;
 - d. Property description: 14779 State Highway 9, Mount Vernon, WA 98273;
Tax parcel no. P24749 / 340414-3-010-0002

Legal description:

That portion of Tract 1 of SKAGIT COUNTY SHORT PLAT NO. 29-87 as approved February 12, 1988, and recorded February 12, 1988, in Volume 8 of Short Plats, page 23, under Auditor's File No. 8802120024, records of Skagit County, Washington, lying within the Southeast Quarter of the Southwest Quarter of Section 14, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion thereof conveyed to the State of Washington, Department of Transportation by deeds recorded March 2, 2009 under Auditor's File Nos. 200903020159 and 200903020157, records of Skagit County Washington;

TOGETHER WITH that portion of the Southwest Quarter of the Southwest Quarter, Section 14, Township 34 North, Range 4 East of the Willamette Meridian and that portion of said Lot 1 of Skagit County Short Plat No. 29-87 as



201206210072
Skagit County Auditor

approved February 12, 1988 and recorded February 12, 1988, in Volume 8 of Short Plats, page 23, under Auditor's File No. 8802120024, records of Skagit County, Washington, within the Southwest Quarter of the Southwest Quarter of said Section 14 all lying Easterly of the Easterly right of way line of State Route 9.

Situated in Skagit County, Washington.

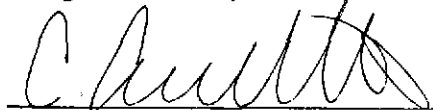
- e. Lease term: 10 years
- f. Commencement date: November 1, 2010; Termination date: October 31, 2020, subject to renewal rights.

3. Assignee hereby agrees to assume all of the rights and duties required of the Landlord under the said Lease Agreement and shall comply with all the terms and conditions of the lease applicable to the Landlord thereunder.

IN WITNESS WHEREOF, each party to this Assignment has caused it to be executed on the date stated herein below.

Assignor: Rockies, LLC

DATE: June 14, 2012.



By: Cody Audette, Member



By: Casey Audette, Member

Assignee: BIG ROCK MN, LLC

DATE: June 14, 2012.



By: Mark Hesch, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 21 2012

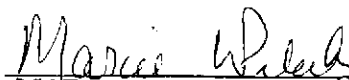
State of Washington)
)ss
County of Skagit)

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy



I certify that I know or have satisfactory evidence that Cody Audette and Casey Audette are the persons who appeared before me; that they acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged as the Members of Rockies, LLC, to be the free and voluntary act of them for the uses and purposes contained in the instrument.

DATED: June 14, 2012.


MARCIE K. PALECK, Notary Public
My commission expires October 15 2012

Residing in Mount Vernon, WA



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Skagit County Auditor

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Mark Hesch is the person who appeared before me; that he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as the Member of Big Rock MC, LLC, to be the free and voluntary act of him for the uses and purposes contained in the instrument.

DATED: June 14, 2012.



Marcie K. Paleck
MARCIE K. PALECK, Notary Public
My commission expires October 15 2012
Residing in Mount Vernon, WA



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Skagit County Auditor