



Skagit County Auditor \$74.00  
12/31/2013 Page 1 of 3 11:34AM

When recorded return to:

MICHAEL A. WINSLOW  
Attorney at Law  
1204 Cleveland Avenue  
Mount Vernon, Washington 98273

**PURCHASER'S ASSIGNMENT  
OF REAL ESTATE CONTRACT**  
(Simple Assumption)

**Assignor:** SJB Farms, LLC, a Washington limited liability company.

**Assignee:** Western Valley Farms Properties, LLC, a Washington limited liability company.

**Legal Description:**

Tracts B and C of Skagit County Short Plat #40-74, approved September 5, 1974 and recorded September 6, 1974, under Auditor's File No. 806842, being a portion of Government Lot 1 and the Southeast 1/4 of the Northeast 1/4 of Section 6, Township 33 North, Range 4 East, W.M., situate in the County of Skagit, State of Washington.

Together with, and subject to, easements as described on the face of the plat and subject to covenants and easements of record, including a conservation easement shown as Auditor's File No. 760869.

**Assessor's Property Tax**  
**Parcel No. or Account No.:** P16411, P16439

**Reference Nos of Documents**  
**Assigned or Released:** 201103040003

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20135217  
DEC 31 2013

Amount Paid \$0  
Skagit Co. Treasurer  
By *mbm* Deputy

**Conveyance:**

Purchaser's Assignment of  
Real Estate Contract

In consideration of a transfer by an entity of its interest to another entity with the same pro rata shares as the grantor/owner held prior to the transfer, SJB Farms, LLC, a Washington limited liability company, Assignor, hereby assigns, transfers, and sets over to Western Valley Farms Properties, LLC, a Washington limited liability company, the Assignee, the Real Estate Contract between Charles W. Schwab and Sherida A. Schwab, husband and wife, as Seller/Grantor and SJB Farms, LLC, as Purchaser/Grantee, recorded under Skagit County AFN 201103040003. The Assignor hereby conveys all right, title and interest of Assignor in and to the property, and further, warrants there are no claims against title to the property which arise or are derived through the Assignor. The Assignee hereby assumes and agrees to fulfill the conditions of said Real Estate Contract. The sole consideration for the assignment of the purchaser's rights under this agreement, is the assumption of the remaining obligations under the Real Estate Contract by the Assignee.

DATED: December 20, 2013.

Assignor: SJB Farms, LLC


Assignee: Western Valley Farms Properties, LLC

  
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By: Steven E. Boon, Member

By: Steven E. Boon, Member

  
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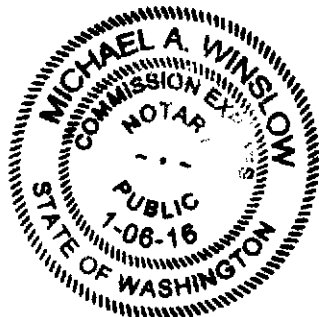
By: Jeffrey S. Boon, Member


By: Jeffrey S. Boon, Member

State of Washington )  
                                  )ss  
County of Skagit        )

I certify that I know or have satisfactory evidence that Steven E. Boon 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 a Member of SJB Farms, LLC, to be the free and voluntary act of him for the uses and purposes contained in the instrument.

DATED: December 20, 2013.



  
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Michael A. Winslow, Notary Public  
My commission expires 1/6/16

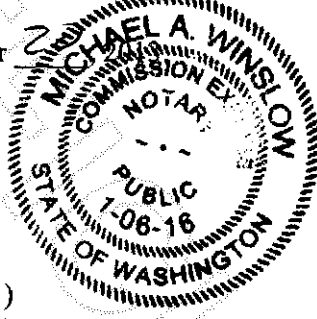


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County of Skagit )

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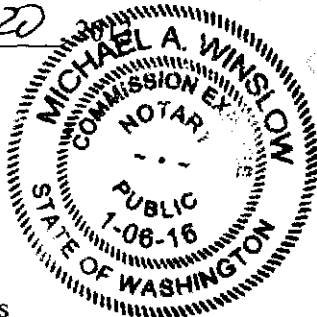


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Michael A. Winslow, Notary Public  
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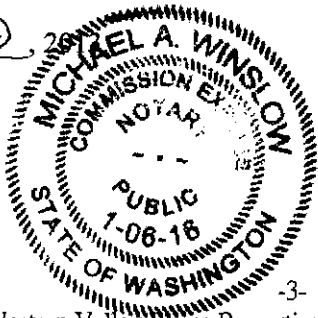


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Purchaser's Assignment of  
Real Estate Contract

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