

Private Lending Investments  
PO Box 891  
Burlington, WA 98233

GNW 24-19889

**ASSUMPTION AGREEMENT WITH RELEASE OF LIABILITY**

THIS AGREEMENT, made this 5th day of February, 2024 by and among **R and J Dirtworks Inc.** as (“Sellers”) and **Joshua and Rebecca Top**, husband & wife as (“Purchasers”)

WITNESSETH

WHEREAS, Purchaser(s) has purchased from the Seller(s) real property secured by a security instrument (“Security Instrument”) dated April 8, 2022, which was recorded under auditor’s file number **202204080058**, records of Skagit County, WA wherein **Michael and Tomomi Marquess** are the lender (“Lenders”); and the current principal balance of the Promissory Note secured by said instrument is \$600,000.00

WHEREAS, Purchaser desires to assume and to agree to pay the indebtedness and to perform all of the terms and conditions of the said note and security instrument.

NOW, THEREFORE, the parties agree as follows:

1. Purchaser assumes and agrees to pay the indebtedness evidenced by said Note according to the terms of the Note and agrees to keep and to perform all of the covenants and conditions of the security instrument according to the provisions thereof and agrees to be bound thereby with the same force effect as though the Purchaser had been the original maker of the Note and security instrument.
2. Seller and Purchaser severally represents, warrant, and agree they have no offsets or defenses of any kind against enforcement of the said Note and security instrument which shall remain and continue in full force and effect hereby approved, ratified, and confirmed.
3. Lender understands and agrees that by the execution of the Agreement the Seller is no longer personally liable to pay the indebtedness evidenced by the said Note and is released from liability.
4. The liability of those signing this Agreement as Purchaser shall be joint and several.

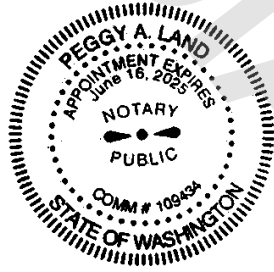





STATE OF WASHINGTON)  
COUNTY OF Skagit) SS.

I certify that I know or have satisfactory evidence that Joshua and Rebecca Top to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO ME on this 13 day of February, 2024.



  
NOTARY PUBLIC  
State of Washington  
My commission expires: June 16, 2025

