

WHEN RECORDED RETURN TO:
CHAE LAW FIRM, P.S.
23 Lake Bellevue Dr. NE, Suite 100
Bellevue, WA 98005



200611010120
Skagit County Auditor

11/1/2006 Page 1 of 5 3:45PM

CHICAGO TITLE COMPANY IC39968 ✓

Document Title(s) (Or transactions contained therein):

1. Assignment and Assumption of Lease and Consent of Lessor
- 2.

Grantor(s) (Last name first, then first name and initials):

1. JCH INVESTMENT, INC.
- 2.
- 2.

Grantee(s) (Last name first, then first name and initials):

1. Lochin, Inc.
- 2.
3. {} Additional Names on Page ____ of Document.

Legal Description (Abbreviated: i.e., lot, block, plat; or section, township, range): Ptn. NW NE

Section: 19 Township: 33N Range: 4E
Full legal on page 5

Reference Number(s) (Of documents assigned or released):

{} Additional Reference Number on Page ____ of Document.

Assessor's Property Tax Parcel/Account Number at the time of recording: 330419-0-067-0006

Note : 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 Auditor or Recording Officer will rely on the information provided on this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.

**ASSIGNMENT AND ASSUMPTION OF LEASE
AND CONSENT OF LESSOR**

THIS AGREEMENT made and executed as of the 4th day of ^{October}~~August~~, 2006 by and between **JCH Investment, Inc** (hereinafter the "Assignor") and **Lochin, Inc.** (hereinafter the "Assignee").

WHERE AS the Assignor is the Holder of the Lessee's interest under that certain Lease Agreement (hereinafter the "Lease"), dated February 8, 1999, between **Gary Stewart and Sandy Stewart**, husband and wife as Lessor, and **SKAGIT PARTNERS IV, INC.**, as Lessee, of certain premises situated in Conway, County of Skagit, State of Washington, and which are more fully described below:

Section 19, Township 33, Range 4
TAX 43 PTN N ½ NE ¼ LY E OF GN RLY R/WDT 17 DK 3
& W OF OLD PAC HWY & N OF FIR ISL RDD 7 EXC RD R/W

WHERE AS the Assignor desires to assign the Lease to the Assignee, and the Assignee desires to assume the Lease; and

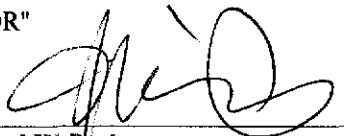
NOW, THEREFORE, FOR VALUE RECEIVED, the Assignor hereby assigns all of its right, title and interest in the Lease to the Assignee, its successors and assigns.

TO HAVE AND TO HOLD commencing with the date hereof and ending on the date the term of the Lease expires, including any option to renew, subject to the terms, covenants and conditions of the Lease and this Assignment and Assumption of Lease.

Assignee hereby assumes the Lease and shall make all payments required thereby, including the rental payments and shall comply with all the terms and conditions of the Lease required to be performed by Lessee, and the Lease is hereby incorporated herein. All of the terms of the Lease shall be read and understood herein in the same manner as they are expressed in the Lease. No further assignment or subletting of the premises described in the Lease or any part thereof will be made without the prior written consent of Lessor.

"ASSIGNOR"

By:


Chul W Park
Its: President

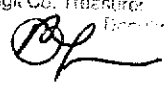
"ASSIGNEE"

By:


Ok Williamson
Its: President

5678
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 01 2006

Amount Paid \$ 14245.00
Skagit Co. Treasurer
By: 

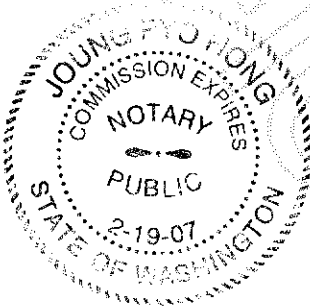


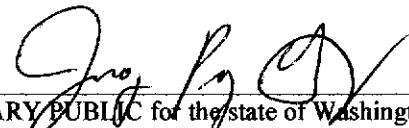
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State of Washington)
) ss.
County of Skagit)

On this 4th day of October, 2006, Personally appeared before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Chul W Park**, president of JCH Investment, Inc., to me known to be the individual described in and who executed the within foregoing instrument and acknowledged that the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

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



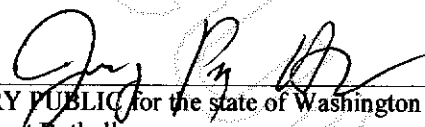

NOTARY PUBLIC for the state of Washington
Residing at Bothell
My Commission Expires: Feb 19, 2007

State of Washington)
) ss.
County of Skagit)

On this 4th day of October, 2006, Personally appeared before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Ok Williamson**, president of Lochin, Inc., to me known to be the individual described in and who executed the within foregoing instrument and acknowledged that the said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned.

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




NOTARY PUBLIC for the state of Washington
Residing at Bothell
My Commission Expires: Feb 19, 2007



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UNRECORDED

CONSENT OF THE LESSOR

The UNDERSIGNED Landlord Gary & Sandy Stewart does hereby consent to the foregoing assignment of the Lease on condition that the Assignee shall execute, as is, the above Assignment and Assumption of Lease Lessor in the above-described Lease consents to the assignment and transfer of the Lease, including all terms and conditions thereof, to Assignee but does not waive any right against this Assignor or any prior Assignors that Lessor has under the Lease.

Dated: This 4th day of October, 2006.

"LESSOR"

By: Gary Stewart

Its: Sandra L. Stewart

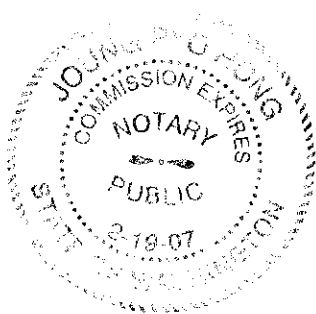
State of Washington)

) ss.

County of Skagit)

On this 4th day of October, 2006. Personally appeared before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Gary & Sandy Stewart, to me known to be the individuals described in and who executed the within foregoing instrument and acknowledged that the said instrument to be his/her free and voluntary act and deed for the uses and purposes therein mentioned.

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



Joanne D. O'Hong
NOTARY PUBLIC for the state of Washington

Residing at Bethel

My Commission Expires: Feb 19 2007



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EXHIBIT "A"

That portion of the Northwest Quarter of the Northeast Quarter of Section 19, Township 33 North, Range 4 East of the Willamette Meridian, lying East and South of the county roads as conveyed to Skagit County by deeds recorded June 12, 1967, under Auditor's File Nos. 700481 and 700482, records of Skagit County, Washington, West of county road commonly known as the Old Pacific Highway, and North of county road commonly known as Fir Island County Road as it existed on August 13, 1962;

EXCEPT that portion, if any, lying within the boundaries of that certain tract conveyed to Skagit County for road purposes by deed dated August 11, 1919, recorded April 9, 1920, under Auditor's File No. 141067, records of Skagit County, Washington.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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