



200702220129

Skagit County Auditor

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4 3:15PM

After Recording Mail To:

Hanmi Law Offices, PS
11050 5th Avenue NE, Suite 202
Seattle, WA 98125

ACCOMMODATION RECORDING

CHICAGO TITLE CO. 1041379

ASSIGNMENT AND ASSUMPTION OF LESSOR'S INTEREST IN LEASE

AF# 200002030041

1. JOHNNY T. YU and YOUNG SILL YU, husband & wife ("Assignor"), hereby assigns and transfers to Y & SK, INC., a Washington corporation ("Assignee") the interest of the assignor under that certain lease (the "Lease") dated January 31, 2000, by and between SKAGIT M.M.1 LLC, a Washington limited liability company, as Lessor, and SHEKINAH AVEN dba Blanchard Mountain Coffee Company, as Lessee, concerning the espresso stand (the "Business") located at the premises of 1454 Lake Samish Road, Bellingham, WA 98229.

Chicago Title Company has placed
this document for recording as a
customer courtesy and accepts no
liability for its accuracy or validity

2. The Lessee's interest has since been assigned to Ryan Blackwell and Angela Blackwell from Shekinah Aven and Tina Aven by an Assignment of Lease dated August 16, 2006.

3. The Lessor's interest has been since assigned from Skagit M.M.1 LLC to Alger Texaco Real Estate, LLC, a Washington limited liability company on July 20, 2001 then to Johnny T. Yu and Young Sill Yu on _____.

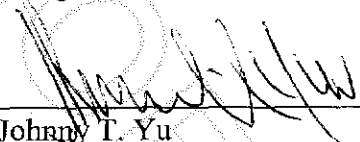
4. This Assignment shall be effective from and after the recordation, in the Skagit County where the Premises are located, of the deed passing fee title of the Premises to the Assignee.

ACCEPTANCE AND ASSUMPTION

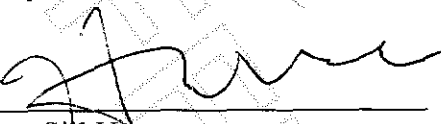
Assignee hereby accepts the above Assignment and assumes all of the rights and obligations of the Lessor accruing from and after the recordation, in the Skagit County where the premises are located, of the deed passing fee title of the Premises to the Assignee. Assignee shall indemnify, defend and hold Assignor harmless with respect to the obligations of Lessor under said Lease accruing from and after said date.

Dated this 31st day of January 2007.

Assignor:

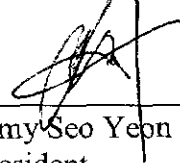


Johnny T. Yu



Young Sill Yu

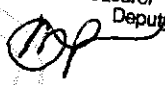
Assignee: Y & SK, Inc.



By: Amy Seo Yeon Yoon
Its: President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 22 2007

Amount Paid \$
Skagit Co. Treasurer
By  Deputy



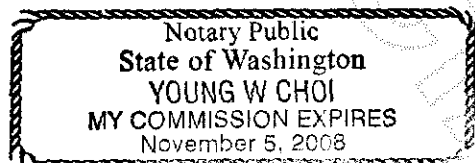
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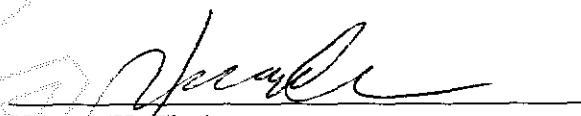
Skagit County Auditor

STATE OF WASHINGTON }
 } ss.
COUNTY OF KING }

On this day personally appeared before me Johnny T. Yu and Young Sill Yu to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2ND day of February 2007.

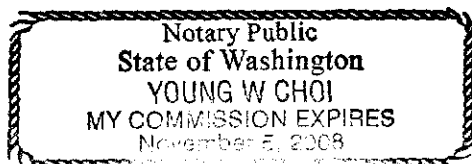


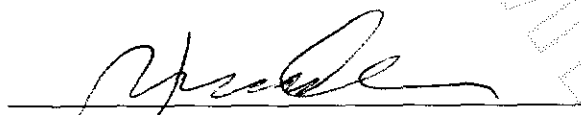

Young W. Choi
Notary Public in and for the State of Washington,
residing at Seattle, Washington.
My appointment expires: 11-05-08

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Amy Seo Yeon Yoon to me known to be the President of Y & SK, Inc., a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument and that the seal affixed is the corporation seal of said corporation.

WITNESS my hand and official seal hereto affixed this 2ND day of February 2007.




Young W. Choi
Notary Public in and for the State of Washington,
residing at Seattle, Washington.
My appointment expires 11-05-08



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EXHIBIT "A"

That portion of Government Lots 3 and 4, Section 7, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Government Lot 4;
Thence South 89°01'34" East 1,451.78 feet to the Southeast corner of said Government Lot 4, being the Southeast corner of Skagit County Short Plat No. 11-85, under Auditor's File No. 8603110018, records of Skagit County, Washington;
Thence North 00°18'56" West along the East line of said Government Lot and said Short Plat a distance of 1,201.82 feet to the Southerly line of Alger-Lake Samish Road;
Thence North 70°55'30" West along said Southerly line a distance of 261.41 feet to the centerline of Patrick Lane as shown upon said Short Plat;
Thence South 03°20'47" East along said centerline a distance of 22.10 feet;
Thence South 25°41'33" West along said centerline a distance of 215.99 feet;
Thence South 03°03'26" West along said centerline a distance of 123.31 feet;
Thence North 89°01'34" West 290.00 feet;
Thence North 17°57'08" East 104.49 feet;
Thence North 43°30'13" East 68.00 feet to the point of beginning;
Thence continuing North 43°30'13" East 62.86 feet;
Thence North 06°09'34" West 165.90 feet;
Thence North 39°24'04" East 95.90 feet to the said Southerly line of Alger-Lake Samish Road;
Thence North 70°55'30" West along said Southerly line a distance of 26.01 feet;
Thence South 19°04'30" West along said Southerly line a distance of 15.00 feet;
Thence North 70°55'30" West along said Southerly line a distance of 299.97 feet to the Easterly line of Interstate Hwy. No. 5;
Thence South 19°04'31" West along said Easterly line a distance of 95.97 feet;
Thence South 12°27'14" West along said Easterly line a distance of 235.83 feet;
Thence departing therefrom South 79°43'15" East 313.91 feet to the point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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