

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



200703020014
Skagit County Auditor

3/2/2007 Page 1 of 6 9:30AM

CHICAGO TITLE COMPANY IC39732

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. ~~B & T Enterprises LLC~~
2. CHAN S. PARK
2. MEE YOUNG LEE

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

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

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

Lot-Unit: 1 Block: Volume: Page:
Section: Township: Range:
Plat Name: SP# 96-001

Full legal on
page 6

LOT 1, SKAGIT COUNTY SHORT PLAT NO. 96-001; being ptn NE NW 32-34-4

Reference Number(s) (Of documents assigned or released): 9605210083

{} Additional Reference Number on Page ____ of Document.

Assessor's Property Tax Parcel/Account Number at the time of recording: P106797

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**

December
October

THIS AGREEMENT made and executed as of the 14 day of July 2006 by and between **Briss, Inc** (hereinafter the "Assignor") and **Nita, Inc.** (hereinafter the "Assignee").
(Chan S. Park and Mee Young Lee)

WHERE AS the Assignor is the Holder of the Lessee's interest under that certain Lease Agreement (hereinafter the "Lease"), dated May 3, 1996, between **John Walton and Violet E. Walton**, husband and wife as Lessor, and **SKAGIT PARTNERS III, INC.**, as Lessee, of certain premises situated in Mount Vernon, County of Skagit, State of Washington, and which are more fully described below:

Lot 1, of Short plat No. 96-001, approved May 10, 1996, ⁹⁶⁰⁵¹⁷⁰⁰³⁴ recorded May 17, 1996, in Volume 12 of Short Plats, Pages 100 and 101, as Auditor's File No. ~~965170034~~, records of Skagit County, Washington, and being a portion of the Northeast ¼ of the Northwest ¼, Section 32, Township 34 North, Range 4 East, W.M.

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.

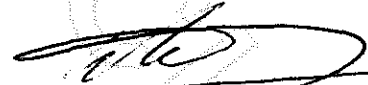
TO HAVE AND TO HOLD commencing with the date hereof and ending on the date the term of the Lease expires, including any option to renew, subject to the terms, covenants and conditions of the Lease and this Assignment and Assumption of Lease.

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:


Chan S Park
Its: President and as
an individual

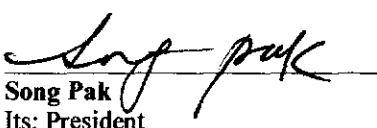

Mee Young Lee
Dated: 2-18-07

946

"ASSIGNEE"

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By:


Song Pak
Its: President

MAR 02 2007

Amount Paid \$ 10,685.00
Skagit Co. Treasurer
By  Deputy



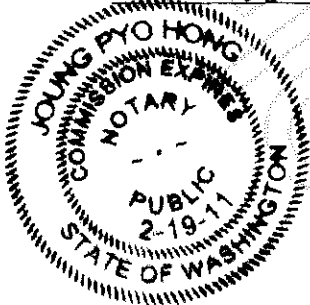
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INDIVIDUAL ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that CHAN S. PARK is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 02-26-07

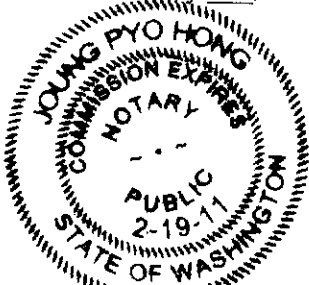


Young Pyo Hong
Notary Public in and for the
State of Washington
residing at Bethesda
My commission expires 2-19-11

STATE OF WASHINGTON)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that MEE YOUNG LEE is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: February 26, 2007.



Young Pyo Hong
Notary Public in and for the
State of Washington
residing at Bethesda

Attribution Clause: This Certificate is prepared for, and exclusively belongs to, the accompanying document entitled Assignment and Assumption of Lease and Consent of Lessor, which consists of five pages and is dated October 5, 2006. If this Certificate is attached to any document other than the one described herein, it shall be deemed null and void.



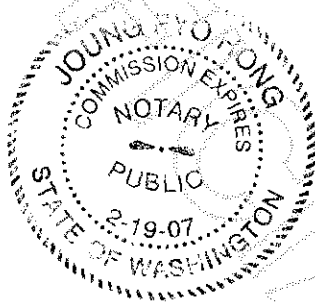
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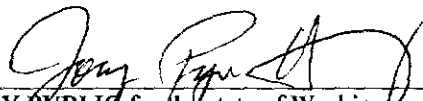
Skagit County Auditor

State of Washington)
) ss.
County of Skagit)

On this 2nd day of July, 2006, Personally appeared before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Chan Shin Park**, president of Briss, 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.

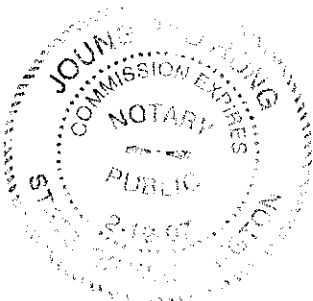


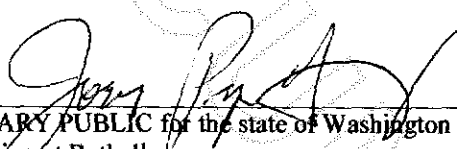

NOTARY PUBLIC for the state of Washington
Residing at Bothell
My Commission Expires: Feb 19, 2007

State of Washington)
) ss.
County of Skagit)

On this 2nd day of July, 2006, Personally appeared before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Song Pak**, president of Nita, 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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CONSENT OF THE LESSOR

The UNDERSIGNED Landlord B+T ENTERPRISES LLC 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 Lese 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 7 ^{FEBRUARY} day of July, 2006 2007

"LESSOR"

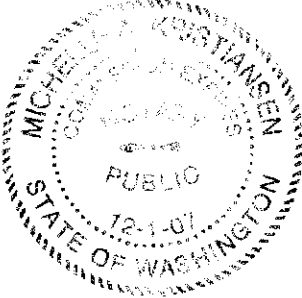
By: 

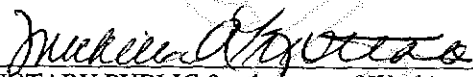
Its: Michael MGR

State of Washington)
) ss.
County of Skagit)

On this ____ day of July, 2006, Personally appeared before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared TIMOTHY D. HANSON, 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.




NOTARY PUBLIC for the state of Washington
Residing at MT. VERNON
My Commission Expires: 12/1/07



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Skagit County Auditor

EXHIBIT "A"

Lot 1 of SHORT PLAT NO. 96-001, approved May 10, 1996, recorded May 17, 1996, in Volume 12 of Short Plats, pages 100 and 101, as Auditor's File No. 9605170034, records of Skagit County, Washington; and being a portion of the Northeast Quarter of the Northwest Quarter, Section 32, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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