

AFTER RECORDING RETURN TO:

Name WILLIAM R ALLEN

Address PO Box 437

City, State, Zip GEDON WOODLEY WA 98284



200801020110  
Skagit County Auditor

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Abbrev. Leg. Ptn. of Lot 6 and all Lots 7-11, Block 110, AMENDED PLAT OF BURLINGTON,  
SKAGIT COUNTY, WASHINGTON  
Tax Parcel No. 4076-110-011-0005/P72003  
Ref. No. of Document. 200511220134; 200511220135; 200608160072

### ASSUMPTION AGREEMENT

This agreement is made on January 2, 2008 between:

JAMES ALAN ENGBERG and SUSAN L. ENGBERG, husband and wife, sellers and original borrowers; and

LOUIA INVESTMENTS, LLC, a Washington limited liability company, purchaser and assumer.

The parties recite and agree as follows:

Borrower is indebted to the current beneficiary of a deed of trust recorded under Auditor's File No. 200511220134, RICHARD G. NELLES, Trustee of the DELMA L. NELLES Credit Trust dated February 16, 2004, under a certain note dated November 21, 2005, in an original amount of Three Hundred Fifty Thousand and NO/100 Dollars (\$350,000.00). The note is secured by a deed of trust recorded November 22, 2005, under Auditor's File No. 200511220134, records of Skagit County, Washington, which deed of trust encumbers the following described property situated in Skagit County:

The North 75 feet of the following described property:

Lot 6, EXCEPT the East 11.5 feet thereof, and all of Lots 7 to 11, inclusive, Block 110, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

EXCEPT from all of the above, that portion thereof conveyed to the City of Burlington for Vernon Street by Deed recorded under Auditor's File No. 9006270003, records of Skagit County, Washington.

Borrower has conveyed or is about to convey the above described property to purchaser. Both borrower and purchaser have requested that beneficiary consent to the conveyance to purchaser, consent to the assumption of the note and deed of trust by purchaser.

In consideration of this agreement by beneficiary, purchaser is willing to assume payment of the indebtedness due from borrower to beneficiary under the above referenced note and deed of trust, said assumption having been agreed to between borrower and purchaser as consideration for the conveyance of the premises referenced above from borrower to purchaser.


Therefore, in consideration of the mutual agreements contained herein, the parties agree as follows:

1. Purchaser assumes all indebtedness on the note and deed of trust referenced above and agrees to pay all installments on the note as they become due in the manner and amount set out in the note. Purchaser agrees to be bound by all the covenants, agreements, obligations and provisions of the note and deed of trust as if the note and deed of trust had originally been executed by purchaser, except for the reduction of principal and interest due on it as a consequence of payments made by borrower prior to execution of this agreement.
2. Beneficiary has consented to the conveyance of the property to purchaser and to purchaser's assumption of the note and deed of trust. A copy of the Beneficiary's consent is attached hereto as EXHIBIT A.

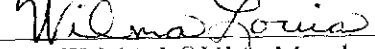
DATED: January 2<sup>ND</sup>, 2008

BORROWERS:

  
\_\_\_\_\_  
JAMES ALAN ENGBERG

  
\_\_\_\_\_  
SUSAN L. ENGBERG

PURCHASER:  
LOUIA INVESTMENTS, LLC

By:   
\_\_\_\_\_  
WILMA LOUIA, Member



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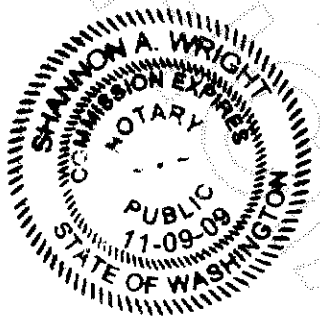
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STATE OF WASHINGTON )  
 : SS  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that JAMES ALAN ENGBERG and SUSAN L. ENGBERG, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: January 2, 2008



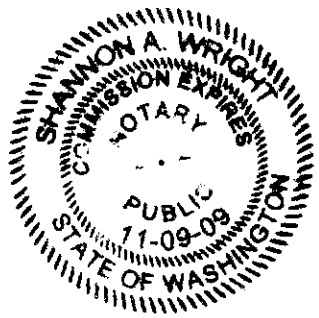
Shannon A. Wright

Print Name: SHANNON A. WRIGHT  
NOTARY PUBLIC in and for the State of  
Washington, residing at Sedro Woolley  
My appointment expires: 11-09-09

STATE OF WASHINGTON )  
 : SS  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that WILMA LOUIA is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as a Member of LOUIA, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: JANUARY 2, 2008



Shannon A. Wright

Print Name: SHANNON A. WRIGHT  
NOTARY PUBLIC in and for the State of  
Washington, residing at Sedro Woolley  
My appointment expires: 11-09-09



A S S U M P T I O N

I, Richard Nelles, hereby waive my "Due on Sale" clause in the Promissory Note and Deed of Trust recorded under Skagit County Auditor's File No. 200511220134 (copy attached) and give my permission to Wilma Louia and/or LOUIA, LLC to assume this obligation.

  
Richard Nelles





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