

AFTER RECORDING MAIL TO:

Soon Woong Cho and Cho- Kim Hyunsil
16718 97th Avenue Court East
Puyallup, WA 98375



200806270114

Skagit County Auditor

6/27/2008 Page 1 of 3 11:39AM

Filed for Record at Request of
Guardian Northwest Title
Escrow No.: 93318

Assignment of Lease

Abbreviated legal:

Section 24, Township 35, Range 4; Ptn. NE NE

GUARDIAN NORTHWEST TITLE CO.

B93318E-7

Full Legal Description on Page 2

**Assessor's Tax Parcel Number(s): P37510, 350424-1-125-0007,
P106035, 350424-0-127-0100, P37512, 350424-0-127-0005**

For Value Received, the undersigned Lessor, hereby grants, conveys, assigns and transfers to
Soon Woong Cho and Cho- Kim Hyunsil

whose address is 16718 97th Avenue Court East , Puyallup, WA 98375 ,
all beneficial interest under those certain Lease Agreements dated 8/27/01 & renewed 1/29/07 executed
by Northwest Premier Investments, Inc. doing business as Papa Murphy's
_____, Lessees,
to J. Ellis Properties, L.L.C. _____
Lessor

Unrecorded [X] Recorded on: _____ as Auditor's File Number, Records of Skagit County, Washington
describing land therein as:

See Attached Exhibit "A"

Dated June 23, 2008

J. Ellis Properties, L.L.C.

By: Doug Ellis, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 27 2008

Amount Paid \$0
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Doug Ellis

_____ is/are the _____ who appeared before
me, and said person(s) acknowledge he signed this instrument, on oath stated he
Is authorized to execute the instrument and acknowledge that as the
Authorized Agent of J. Ellis Properties, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-24-08

Sandra D. Olson

Notary Public in and for the State of Wa
Residing at Burlington, Washington
My appointment expires: 2-20-2011

EXHIBIT "A"

Parcel "A":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the State Highway a distance of 379 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence West 146.5 feet; thence South 120 feet; thence East 146.5 feet; thence North 120 feet to the point of beginning.

Parcel "B":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right of way 172 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington; thence West 146.5 feet to the Southwest corner of said Anderson Tract; thence North 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right of way; thence South parallel to the West line of said State Highway right of way a distance of 207 feet; thence East 212 feet to the point of beginning, EXCEPT the West 65.5 feet thereof.

Parcel "C":

The West 65.5 feet of the following described tract:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway right of way a distance of 172 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North a distance of 87 feet, more or less, to the Southeast corner of that tract of land as conveyed to Albert J. Anderson and Hannah Anderson, by deed recorded December 17, 1953, under Auditor's File No. 496353, records of Skagit County, Washington; thence West a distance of 146.5 feet to the Southwest corner of said Anderson Tract; thence North a distance of 120 feet, more or less, to the Northwest corner of said Anderson Tract, said Northwest corner being 379 feet North of the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence West 65.5 feet to a point 212.0 feet West of the West line of said State Highway right of way; thence South parallel with the West line of State Highway right of way, a distance of 207 feet; thence East a distance of 212 feet to the point of beginning.



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Said Parcels "A", "B" and "C" are TOGETHER WITH a non-exclusive easement established by Auditor's File No. 200102080044 for ingress, egress and utilities over, under and across a 30-foot strip of land lying 15 feet on either side of the described centerline:

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of State Highway 9 (Township Road), being 30.00 feet West of the centerline 379 feet North of the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24; thence South along the West right of way of said State Highway, a distance of 15.00 feet to the true point of beginning of this line description; thence North $88^{\circ}51'15''$ West, parallel to a line of 379 feet North of the South line of said Northeast $\frac{1}{4}$, a distance of 221.37 feet; thence South $44^{\circ}42'45''$ West a distance of 100.84 feet; thence on a curve to the left, having a radius of 65.00 feet, which bears South $45^{\circ}17'15''$ East, through a central angle of $44^{\circ}42'45''$ an arc length of 50.72 feet; thence South a distance of 224.88 feet to a line of 20 feet North of the North right of way of State Route 20 and the terminus of this line description.

EXCEPT any portion thereof which lies within Parcels "A", "B" and "C".

ALSO said Parcels "A", "B" and "C" are TOGETHER WITH a non-exclusive easement established by Auditor's File No. 200102080046 for the installation, construction, repair, replacement and maintenance of a sign over, under and across the East 10 feet of the South 10 feet of the following described property:

That portion of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the West right of way line (40 feet from centerline) of Township Road with the North right of way line (75 feet from centerline) of Secondary State Highway No. 1-A; thence South $88^{\circ}33'29''$ West, along the North line of said State Highway No. 1-A, a distance of 76.20 feet to a line 20 feet North of, as measured perpendicular to, the South line of the East one-third of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24; thence North $88^{\circ}51'15''$ West along said line 20 feet North of said Southerly line, a distance of 188.90 feet to the true point of beginning; thence North $00^{\circ}00'00''$ East a distance of 152.02 feet; thence South $88^{\circ}51'15''$ East, parallel with said South line, a distance of 63.18 feet to a point that bears North $88^{\circ}51'15''$ West and is 202.00 feet distant from the West line of said Township Road; thence North $00^{\circ}00'00''$ East, parallel with said Township Road, a distance of 207.06 feet to a line that is 379 feet North of, as measured perpendicular to, the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North $88^{\circ}51'15''$ West, parallel with said South line, a distance of 204.98 feet to the West line of said East one-third of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence South $00^{\circ}17'16''$ East along said West line, a distance of 359.12 feet to a line that is parallel with and 20 feet North of, as measured perpendicular to, said South line of the East one-third of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence South $88^{\circ}51'15''$ East along said parallel line, a distance of 140.00 feet to the true point of beginning. (Also known as lot 2 of the Survey recorded July 12, 1991, under Auditor's File No. 9107120026, in Volume 11 of Surveys, pages 127 and 128, records of Skagit County, Washington).



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