



200903170087

Skagit County Auditor

3/17/2009 Page

1 of

5 3:49PM

RECORDING REQUESTED BY AND  
AFTER RECORDING RETURN TO:

Chicago Title Insurance Company  
Pacific Convenience and Fuels, LLC  
22026 68<sup>th</sup> Avenue S.  
Kent, WA 98032

CHICAGO TITLE CO.

1C46883

**Bargain and Sale Deed****Grantor:**

PetroSun West, LLC, a California limited liability company,  
as to an undivided 75% interest and Bedrock Oil, Inc., a  
California corporation as to an undivided 25% interest, as  
tenants in common.

**Grantee:**

PCF AcquisitionCo, LLC a Delaware limited liability  
company

**Legal Description:**

ptn. 60ft x 9in 13 34-3  
Complete legal description on Exhibit A.

**Assessor's Tax Parcel ID#:**

340313-0-036-0000

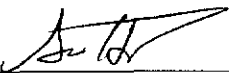
For the consideration of Ten and no/100 Dollars, and other valuable consideration, PetroSun West, LLC, and Bedrock Oil, Inc. ("Grantor"), does hereby acknowledge, grant, bargain, sell convey and confirm to PCF AcquisitionCo, LLC a Delaware limited liability company ("Grantee") the real property situate in Skagit County, Washington, legally described on Exhibit A attached hereto and incorporated herein.

The Grantor for itself and its successors-in-interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that Grantor will forever warrant and defend the said described real estate against all persons whomsoever claiming or to claim by, through, or under said Grantor and not otherwise.

DATED: January 30, 2009

**Grantor: PetroSun West, LLC, and Bedrock Oil, Inc.**

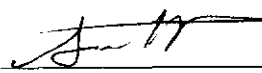
Westpak Consulting, Inc.,  
a California corporation

by:   
Sam Hirbod by Proxy for  
Alan Goodman, President

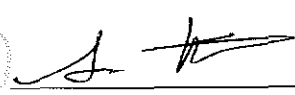
Golden State Oil, LLC  
a California limited liability company

by:   
David Delrahim, Manager

Sunrise Petroleum, LLC  
a California limited liability company


by:   
Sam Hirbod by Proxy and under Power  
of Attorney for Michael Saei, Manager

Bedrock Oil, Inc  
a California corporation

by:   
Sam Hirbod, President

729  
SKAGIT COUNTY - WASHINGTON  
Real Estate Tax  
BAC

MAR 17 2009

Amount Paid  
Skagit County Treasurer  
By: 



200903170087

Skagit County Auditor

STATE OF CALIFORNIA )

) ss.

COUNTY OF LOS ANGELES )

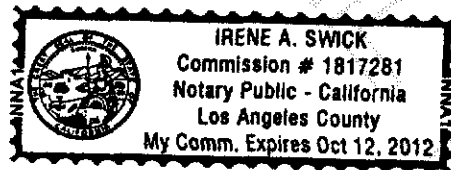
On January 26, 2009 before me, Irene A. Swick, a Notary Public in and for said County and State, personally appeared, **David Delrahim**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Irene A. Swick



(Notary Seal)



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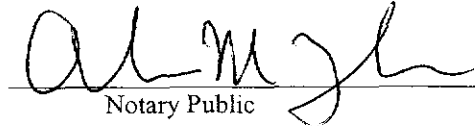
STATE OF NEW YORK )

ss.:

COUNTY OF NEW YORK )

On the 30TH day of January, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared **Sam Hirbod by Proxy for Alan Goodman**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

**Andrew M Zwecker**  
Notary Public, State of New York  
No. 01ZW6180281  
Qualified in New York County  
My Commission Expires Jan 7, 2012

  
Notary Public



STATE OF NEW YORK )

ss.:

COUNTY OF NEW YORK )

On the 30TH day of January, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared **Sam Hirbod by Proxy and under Power of Attorney for Michael Saei**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

**Andrew M Zwecker**  
Notary Public, State of New York  
No. 01ZW6180281  
Qualified in New York County  
My Commission Expires Jan 7, 2012

  
Notary Public



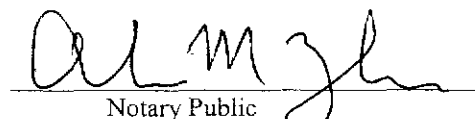
STATE OF NEW YORK )

ss.:

COUNTY OF NEW YORK )

On the 30TH day of January, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared **Sam Hirbod**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

**Andrew M Zwecker**  
Notary Public, State of New York  
No. 01ZW6180281  
Qualified in New York County  
My Commission Expires Jan 7, 2012

  
Notary Public



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**LEGAL DESCRIPTION**

**EXHIBIT "A"**

The Southerly 175 feet of a tract of land in Government Lot 9, Section 13, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at a point on the North margin of P.S. No.1-AN said point being 990.37 feet North 52° 06' West from the intersection of said Northeasterly line with the South line of said Section 13;

Thence North 52° 06' West along the Northeasterly line of said Highway 250 feet;

Thence North 06° 52' East 580.80 feet, more or less, to the base of the dike right of way;

Thence Easterly and Southeasterly along the dike right of way to a point which bears North 06° 52' East from the point of beginning;

Thence South 06° 52' West 676.3 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington

END OF LEGAL DESCRIPTION

**SITE NO. 1-155**

17587 STATE ROUTE 536

MT. VERNON, SKAGIT COUNTY, WA 98273



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