



200903170088

Skagit County Auditor

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RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:
Chicago Title Insurance Company
Pacific Convenience and Fuels, LLC
22026 68th Avenue S.
Kent, WA 98032

CHICAGO TITLE CO.
1C46884

Bargain and Sale Deed

Grantor:

PetroSun West Properties, LLC, a California limited liability company

Grantee:

PCF AcquisitionCo, LLC a Delaware limited liability company

Legal Description:

Complete legal description on Exhibit A.
Ptn. Gov't Lots 1 & 2, 19-35-5

Assessor's Tax Parcel ID#:

350519-0-022-0007; 350519-2-001-0100

For the consideration of Ten and no/100 Dollars, and other valuable consideration, PetroSun West Properties, LLC ("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 Properties, LLC

Westpak Consulting, Inc.,
a California corporation

by: [Signature]
Sam Hirbod by Proxy for
Alan Goodman, President

Golden State Oil, LLC
a California limited liability company

by: [Signature]
David Delrahim, Manager

Sunrise Petroleum, LLC
a California limited liability company

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

Sotech, LLC
a California limited liability

by: [Signature]
Sam Hirbod, Manager

730
SKAGIT COUNTY CLERK
Real Estate Division

MAR 17 2009

Skagit County Clerk
By: [Signature]



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STATE OF CALIFORNIA)

) SS.

COUNTY OF LOS ANGELES)

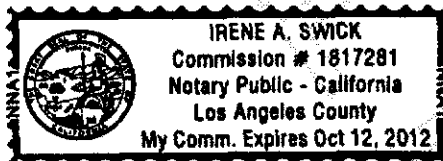
On January 26, 2009 before me, Irene A. Swick, a Notary Public in and for said County and State, personally appeared, **David Delrahim**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the 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

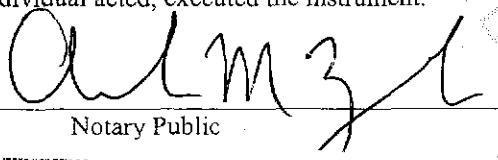
STATE OF NEW YORK)

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"

PARCEL A

That portion of the following described property lying Southerly of the State Highway No. 20 (Formerly State Highway No. 17-A) as conveyed to the State of Washington by Deed dated January 27, 1948 and recorded February 24, 1948 under Auditor's File No. 414777;

That portion of Government Lots 1 and 2, Section 19, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point 1457.7 feet North and 30 feet East of the West Quarter corner of said Section 19;

Thence North 86° 11' East 662.7 feet;

Thence Southerly 9 feet;

Thence South 88° 45' East 140 feet;

Thence South 2° 53' West 317 feet to the North line of Great Northern Railway right of way;

Thence South 53° 31' West along the North side of said right of way 250.8 feet;

Thence North 2° 35' East 332.4 feet;

Thence East 24 feet;

Thence North 70 feet;

Thence South 86° 11' West 624 feet to the highway;

Thence Northerly along said highway 70 feet to the point of beginning.

EXCEPT from the above described premises that portion thereof which may lie within the boundaries of those certain tracts conveyed to the State of Washington by deeds recorded January 15, 1948 and January 27, 1948, under Auditor's File Nos. 414776 and 417815, respectively.

PARCEL B

That portion of Government Lot 2, Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington, described as:

Beginning at a point 1,387.7 feet North and 30 feet East of the West ¼ corner of said Section 19, thence North 86°11' East 624 feet;

thence Southerly parallel with now existing State Highway 70 feet; thence South 86°11' West 24 feet to the initial point;

thence South 02°53' West 332.4 feet to the intersection with the Northerly line of the Great Northern Railway Company right of way;

thence South 53°31' West along said right of way line 250 feet; thence North 02°53' East 455 feet;

thence North 86°11' East 200 feet to the initial point.

Situated in Skagit County, Washington.

END OF LEGAL DESCRIPTION

SITE NO. 1-157

1121 MOORE STREET

SEDRO-WOOLEY, SKAGIT COUNTY, WA 98284



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