

**After Recording Return To:**  
**SKAGIT LAW GROUP, PLLC**  
**Brian E. Clark, Attorney**  
**P. O. Box 336**  
**Mount Vernon, WA 98273**



201103080063  
Skagit County Auditor

3/8/2011 Page 1 of 5 3:06PM

### **ASSIGNMENT OF LEASE (Ground Lease)**

**ASSIGNOR:** **STEVEN H. JOHNSON and ROBYN A. JOHNSON**, husband and wife;  
**RICHARD J. ABBOTT and BARBARA A. ABBOTT**, husband and wife, and  
**PAUL D. JOHNSON**, a married man as his sole and separate property

**ASSIGNEE:** **FAMILY PRACTICE PROPERTIES**, a Washington limited liability company

**Legal Description:**

Abbreviated Form: Ptn Section 20, Township 34 North, Range 4 East, W.M.

Additional on: Exhibit A

**Assessor's Tax Parcel Nos:** 340420-0-012-0008/P26702;  
340420-0-011-0009/P26698;  
3725-000-028-0303/P52962

**Reference Number(s) of**

**Documents assigned or released:** 8108140076

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 08 2011

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

FOR VALUE RECEIVED, **STEVEN H. JOHNSON and ROBYN A. JOHNSON**, husband and wife, **RICHARD J. ABBOTT and BARBARA A. ABBOTT**, husband and wife, and **PAUL D. JOHNSON**, a married man as his sole and separate property, as "Assignor", hereby grant, bargain, sell, assign, transfer and deliver unto **FAMILY PRACTICE PROPERTIES, LLC**,

**ASSIGNMENT OF LEASE**

a Washington limited liability company, as "Assignee", all of Assignor's leasehold interest and position in and to that certain Lease and Agreement dated March 1, 1981, by and between, **EAST DIVISION CORPORATION**, a Washington corporation, as Lessor, and **STEVEN H. JOHNSON, MD, PAUL D. JOHNSON, MD, and RICHARD J. ABBOTT, MD, dba NORTH CASCADE FAMILY PHYSICIANS**, as Lessee, recorded under Skagit County Auditor's File No. 8108140076, covering that certain real property located in the City of Mount Vernon, County of Skagit, State of Washington, described as follows:

Those certain tracts of land listed and described in Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein.

DATED this 22<sup>nd</sup> day of February, 2011.

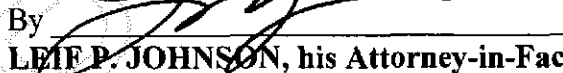
  
STEVEN H. JOHNSON, M.D.

  
ROBYN A. JOHNSON

  
RICHARD J. ABBOTT, M.D.

  
BARBARA A. ABBOTT

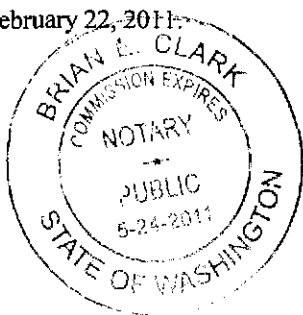
  
PAUL D. JOHNSON, M.D.

By   
LEIF P. JOHNSON, his Attorney-in-Fact

STATE OF WASHINGTON     )  
  ) ss  
COUNTY OF SKAGIT        )

I certify that I know or have satisfactory evidence that **RICHARD J. ABBOTT, MD, and STEVEN H. JOHNSON, MD**, are the persons who appeared before me, and said persons acknowledged that they signed this instrument, and acknowledged to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: February 22, 2011



  
NOTARY PUBLIC     BRIAN E. CLARK

Print Name of Notary

My appointment expires: 5/24/2011

ASSIGNMENT OF LEASE

-2-

NA HOME\ BRIANA - KUJOHNSON, JOHNSON & ABBOTT\FAMILY PRACTICE PROPERTY

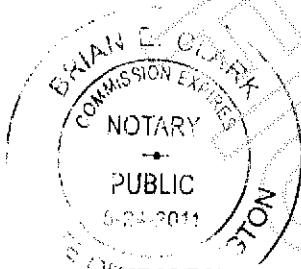


201103080063  
Skagit County Auditor

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **LEIF P. JOHNSON** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Attorney-in-Fact** for **PAUL D. JOHNSON, MD**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 22, 2011.



*[Signature]*

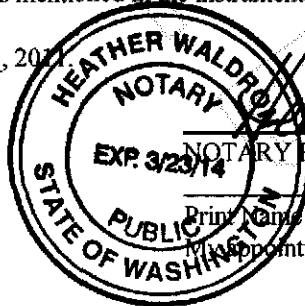
NOTARY PUBLIC **BRIAN E. CLARK**

Print Name of Notary  
My appointment expires: 5/24/2011

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **ROBYN A. JOHNSON** is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Feb 28, 2011



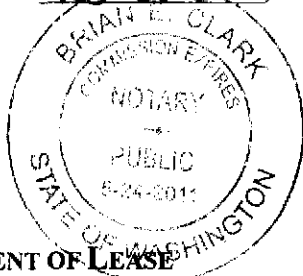
*[Signature]*  
NOTARY PUBLIC **Heather Waldron**

Print Name of Notary  
My appointment expires: 3-23-2014

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **BARBARA A. ABBOTT** is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Feb 22, 2011.



*[Signature]*  
NOTARY PUBLIC **BRIAN E. CLARK**

Print Name of Notary  
My appointment expires: 5/24/2011

**ASSIGNMENT OF LEASE**

- 3 -

\\MAINGATE\Shared\HOME\BRIANA - K\JOHNSON, JOHNSON & ABBOTT



201103080063  
Skagit County Auditor

## EXHIBIT A

The South 1/3 of the following described real property:

**ASSESSOR'S PARCEL NO. 340420-0-012-0008/P26702**

That portion of the Northeast ¼ of the Southwest ¼ of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said Northeast ¼ of the Southwest ¼;  
thence South 89°35'00" West along the North line of said subdivision, a distance of 165.02 feet;  
thence South 1°22'42" East along a line which is parallel to and 165.00 feet West of and measured at right angles to the East line of said subdivision, a distance of 30.00 feet to a point on the South line of Division Street, which point is the Northwest corner of that tract conveyed to East Division Corporation, a corporation, by deed dated April 1, 1967, and recorded May 24, 1967, under Auditor's File No. 699576 and which point is the true point of beginning of this property description;  
thence South 1°22'42" East along the West line of said East Division Corporation Tract, a distance of 234.03 feet to the Southwest corner thereof;  
thence South 89°35'00" West, a distance of 27.71 feet to a point on the East line of Thirteenth Street;  
thence North 0°51'27" West along said East line of Thirteenth Street, a distance of 234.00 feet to a point on the South line of Division Street;  
thence North 89°35'00" East along the South line of Division Street, a distance of 25.57 feet to the true point of beginning of this property description,

**EXCEPT** that portion conveyed to The City of Mount Vernon by Deed recorded June 12, 2007, under Auditor's File No. 200706120001, described as follows:

Beginning at the Northwest corner of the above described property;  
thence South 00°49'54" East (Deed South 0°51'27" East) along the West line of the above described property and the East margin of South 13<sup>th</sup> Street for a distance of 18.00 feet;  
thence North 44°23'12" East for a distance of 25.36 feet, to a point on the North line of the above described property and the South margin of East Division Street;  
thence South 89°36'18" West (Deed South 89°35'00" West) along said South margin of East Division Street for a distance of 18.00 feet to the point of beginning.



201103080063

Skagit County Auditor

**ASSESSOR'S PARCEL NO. 340420-0-011-0009/P26698**

The North 264 feet of the East 165 feet of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20, Township 34 North, Range 4 East, W.M., EXCEPT street right of way.

**ASSESSOR'S PARCEL NO. 3725-000-028-0303/P52962**

The North 234.00 feet of Tract A, "GREENSTREET ADDITION, MOUNT VERNON, WASH.," as per plat recorded in Volume 7 of Plats, page 6, records of Skagit County, Washington, EXCEPT any street right of way.

All situate in the city of Mount Vernon, county of Skagit, state of Washington.



201103080063

Skagit County Auditor