

Return Address:



201810260099

10/26/2018 02:14 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Document Title:

Assignment of Lease

Reference Number (if applicable): _____

Grantor(s):

☐ additional grantor names on page ____

- 1) Araceli Cardenas Moran
- 2) Adalid Cardenas Moran

Grantee(s):

☐ additional grantor names on page ____

- 1) Purman Holdings Ltd
- 2) _____

Abbreviated Legal Description:

☒ full legal on page(s) 7.

Ptn Tr 8 plate NO 2 Sedro home acreage

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____

P 77157

ASSIGNMENT OF LEASE

WHEREAS, Araceli Cardenas Moran and Adalid Cardenas Moran ("Lessees") and Parman Holdings Ltd. (Lessor) are parties to a Lease Agreement dated September 1, 2016, for the real property described in Exhibit A, attached hereto and incorporated herein by reference ("Lease");

AND WHEREAS, Lessor became Lessor under the Lease by virtue of an assignment of the Lease dated October 24, 2017;

KNOW ALL MEN BY THESE PRESENTS, that Lessees, for good and valuable consideration given to Lessees by Manzo & Cardenas LLC, a Washington limited liability company ("Assignee"), the receipt and sufficiency of which is hereby acknowledged, do convey, transfer, assign and set over unto Assignee, all of Lessees' right, title and interest in and to the Lease.

TO HAVE AND TO HOLD unto Assignee, Assignee's successors and assigns; subject to the terms, covenants, conditions and obligations set forth in said Lease.

IT IS THE INTENT and purpose of this Assignment to convey and assign unto Assignee, Assignee's successors and assigns, all of the leasehold estate and interest of Lessee in the described real property, subject to all the terms and conditions stated in said Commercial Lease.

IN CONSIDERATION of this Assignment, Assignee, Assignee's successors and assigns, assume to perform henceforth all of the covenants and agreements undertaken by Lessee in said Lease, and agree to protect, defend and save harmless Lessee from and against any and all claims, suits or actions arising thereunder.

LESSEES agree that their guarantees under the Guaranty of Tenant's Lease Obligations Rider to the Lease shall not be affected by this Assignment of Lease, and shall remain in full force and effect in favor of Landlord.

THIS ASSIGNMENT may be executed in counterparts.

Dated: October 19, 2018.

ASSIGNEE:

Manzo & Cardenas LLC

LESSEES:

By: Araceli Cardenas Moran
Araceli Cardenas Moran, Member

Araceli Cardenas Moran
Araceli Cardenas Moran

By: Jesus Manzo
Jesus Manzo, Member

Adalid Cardenas Moran
Adalid Cardenas Moran

By: Yolanda Manzo
Yolanda Manzo, Member

By: Octavio Manzo
Octavio Manzo, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 26 2018

Amount Paid \$
Skagit Co. Treasurer
By BT Deputy

CONSENT TO LEASE ASSIGNMENT

WHEREAS, Araceli Cardenas Moran and Adalid Cardenas Moran ("Lessees") are the lessees under a Lease Agreement with Parman Holdings Ltd., as assignee ("Lessor"), dated September 1, 2016, with respect to the property located at 221 Central Avenue, Sedro Woolley, WA 98284 and contained in Exhibit A ("Lease"); and

WHEREAS, Lessees have agreed to transfer substantially all of their assets and business at said address, including their leasehold interests, to Manzo & Cardenas LLC, a Washington limited liability company ("Assignee"); and

WHEREAS, Assignee has agreed to assume all of the obligations of Lessees under the Lease ("Lease Obligations") in connection with the transfer of the assets and business of Lessee.

CONSENT

Lessor hereby consents to the assignment by Lessees to Assignee of Lessees' right, title, and interest as lessees under the Lease and to the assumption by Assignee of all obligations under the Lease. This consent shall not release Lessees from any liability or responsibility under the Guaranty of Tenant's Lease Obligations Rider to the Lease, arising either before or after the date of the transfer between Lessees and Assignee. This consent shall not be construed as a waiver of any rights Lessor may have by reason of the past performance of Lessees nor as an estoppel of the assertion of any such rights by Lessor against Lessees.

No provision of this Consent shall be deemed to alter or modify any of the terms and conditions of the Lease, including the requirement that the written consent of Lessor be obtained with respect to any future assignment of the Lease.

Dated: October 19, 2018.

LANDLORD:
Parman Holdings Ltd.

By: _____

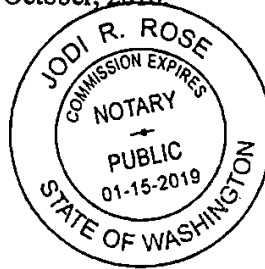
Supinder Singh Manhas

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF Skagit }

I certify that I know or have satisfactory evidence that Araceli Cardenas Moran is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as a Member of Manzo & Cardenas LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 26th day of October, 2018.

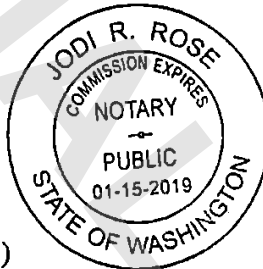


Jodi Rose
 Name: Jodi Rose
 Notary Public in and for the
 State of Washington
 My commission expires: 1-15-2019

STATE OF WASHINGTON)
 COUNTY OF Skagit }

I certify that I know or have satisfactory evidence that Jesus Manzo is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as a Member of Manzo & Cardenas LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 26th day of October, 2018.

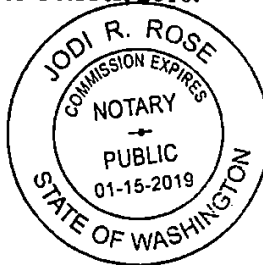


Jodi Rose
 Name: Jodi Rose
 Notary Public in and for the
 State of Washington
 My commission expires: 1-15-2019

STATE OF WASHINGTON)
 COUNTY OF Skagit }

I certify that I know or have satisfactory evidence that Yolanda Manzo is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as a Member of Manzo & Cardenas LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 26th day of October, 2018.

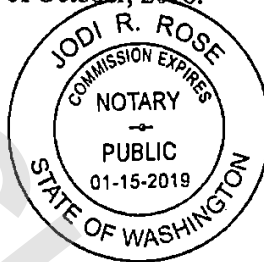


Jodi Rose
 Name: Jodi Rose
 Notary Public in and for the
 State of Washington
 My commission expires: 1-15-2019

STATE OF WASHINGTON)
COUNTY OF Skagit }

I certify that I know or have satisfactory evidence that Octavio Manzo is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as a Member of Manzo & Cardenas LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 26th day of October, 2018.

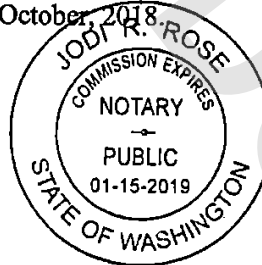


Jodi Rose
Name: Jodi Rose
Notary Public in and for the
State of Washington
My commission expires: 1-15-2019

STATE OF WASHINGTON)
COUNTY OF Skagit }

I certify that I know or have satisfactory evidence that Supinder Singh Manhas 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 Treasurer of Parman Holdings Ltd. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 26th day of October, 2018.

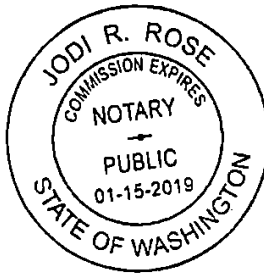


Jodi Rose
Name: Jodi Rose
Notary Public in and for the
State of Washington
My commission expires: 1-15-2019

STATE OF WASHINGTON)
COUNTY OF Skagit }

I certify that I know or have satisfactory evidence that Araceli Cardenas Moran is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 26th day of October, 2018.

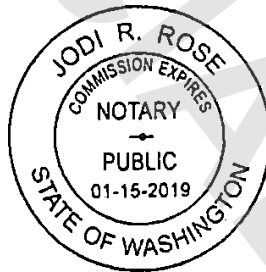


Name: Jodi Rose
 Notary Public in and for the
 State of Washington
 My commission expires: 1-15-2019

STATE OF WASHINGTON }
 COUNTY OF Skagit }

I certify that I know or have satisfactory evidence that Adalid Cardenas Moran is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 26th day of October, 2018.



Name: Jodi Rose
 Notary Public in and for the
 State of Washington
 My commission expires: 1-15-2019

EXHIBIT A

For APN/Parcel ID(s): P77157 / 4171-002-008-0003

PARCEL A:

Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, Page 60, records of Skagit County, Washington.

Except the East 11.54 feet of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats, Page 60, records of Skagit County, Washington.

Situate in Skagit County, Washington.

PARCEL A1:

A twenty (20) foot wide easement for ingress, egress and utilities, over, under and across that portion of Tract A, Tract B, Tract C and Tract D of Short Plat No. SW-01-80, as per plat recorded in Volume 4 of Short Plats, Page 156, under AF #8008040043, records of Skagit County, Washington the centerline of which is described as follows:

Beginning at a point on the East line of said Tract D which lies South 2°05'00" East, a distance of 59.74 feet from the Northeast corner thereof; thence South 87°46'36" West, a distance of 38.68 feet; thence North 4°14'12" West, a distance of 49.87 feet to a point on the South line of the North 10.00 feet of said Short Plat No. SW-01-80; thence South 87°55'09" West parallel with the North line of said Short Plat No. SW-01-80, a distance of 217.64 feet to a curve to the left having a radius of 45.00 feet; thence Southwesterly along said curve through a central angle of 48°02'32", and an arc distance of 37.73 feet to a point on the East line of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats, Page 60, records of Skagit County, Washington, and the terminal point of this centerline description.

AND TOGETHER WITH an easement for ingress, egress and utilities, over, under and across the East 23.08 feet of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats, Page 60, records of Skagit County, Washington.

Situate in Skagit County, Washington.