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Skagit County Auditor

When Recorded Return To:
Cox & Wagner, PLLC
P. O. Box 446
Lewiston ID 83501

Document Title: Memorandum of Agreement
Grantors: Burlington Supermart Inc. a Washington corporation
Grantee: Coleman Oil Company, LLC, an Idaho Limited Liability Company
Abbreviated Legal Description: Portion Tract 50 Burlington Acreage Property
Assessor's Tax/Parcel Numbers: P62649 (3867-000-050-0609)
MEMORANDUM OF AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that the real property more particularly described in **Exhibit A** attached hereto is subject to the terms and conditions of a Conversion Agreement dated the 20th day of March, 2020, between Coleman Oil Company, LLC, an Idaho Limited Liability Company, and Burlington Supermart Inc. a Washington corporation.

DATED this 19 day of March, 2020.

Burlington Supermart Inc.
a Washington corporation

By: Karamjeet Kaur
Karamjeet Kaur, President

STATE OF WASHINGTON)
COUNTY OF Whatcom) ss.

I certify that I know or have satisfactory evidence that Karamjit Kaur is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the president of Burlington Supermart Inc. a Washington corporation, to be her free and voluntary act of such corporation for the uses and purpose mentioned in the instrument.

Dated: 3/19/20

S. Or
Printed Name: Sara Sweetin
NOTARY PUBLIC in and for the State of
Washington residing at Bellingham
My commission expires: Dec. 5, 2021



Exhibit A**Legal Description**

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Tract 50, "Plat of the Burlington Acreage Property" as per plat recorded in Volume I of Plats, page 49, records of Skagit County, Washington described as follows:

Beginning at a point on the East line of said Tract 50 which is 165 feet Northerly from the Southeast corner thereof (as measured along said East line); thence North $87^{\circ}59'04''$ West parallel with the South line of said tract a distance of 120.00 feet; thence South $2^{\circ}15'33''$ West parallel with the East line of said tract a distance of 25.00 feet; thence North $87^{\circ}59'04''$ West 40.00 feet; thence South $2^{\circ}15'33''$ West 140.00 feet to the South line of said tract; thence South $87^{\circ}59'04''$ East along said South line a distance of 137.74 feet to a point 30 feet Northerly from (when measured at right angles to) Highway Engineer's Station SR20 65+69, as shown on that map of definite location recorded in Volume A of Highway Plats, page 181, records of said County; thence North $54^{\circ}44'05''$ East a distance of 28.06 feet to a point on the East line of said Tract 50 which is 47 feet Northerly from Engineer's Station SR20 65+91.13; thence North $2^{\circ}15'33''$ East line of tract 50 a distance of 148.00 feet to the Point of Beginning.

EXCEPT that portion thereof, if any, conveyed to the City of Burlington by Deed recorded August 25, 1986 as Skagit County Auditor's file No. 8608250013.