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Skagit County Auditor

After recording return to:
Coleman Oil Company, LLC
Kathie Otte
529 E Kennewick Ave
Kennewick, WA 99336

Document Title: Assignment of Deed of Trust
Assignor: McEvoy Oil Company, a Washington Corporation
Assignee: Coleman Oil Company, LLC, an Idaho limited liability company
Abbreviated Legal Description: Ptn W ½ of SW ¼, 7-36-4 E W.M.
Assessor's Tax/Parcel Number: P48989

ASSIGNMENT OF DEED OF TRUST

KNOW ALL MEN BY THESE PRESENTS, as per the certain Dealer Contracts Assignment and Assumption Agreement by and between McEvoy Oil Company and Coleman Oil Company, LLC, dated January 11, 2019, McEvoy Oil Company, also known of record as McEvoy Oil Company, Inc., a Washington corporation, hereinafter referred to as "ASSIGNOR", for valuable consideration, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto Coleman Oil Company, LLC, an Idaho limited liability company, registered to conduct business in the State of Washington, hereinafter referred to "ASSIGNEE", all right, title and interest of the said McEvoy Oil Company, in and to the following-described Deed of Trust: That certain Deed of Trust dated November 24, 2014, wherein Y & SK, Inc., is GRANTOR, McEvoy Oil Company, Inc., is BENEFICIARY, Land Title Company of Skagit County is TRUSTEE, and which said Deed of Trust was recorded in the office of the Recorder of Skagit County, Washington, on February 5, 2015, as Instrument Number 201502050029, by the terms of which the said GRANTOR granted, bargained, sold and conveyed to the said TRUSTEE upon the terms and conditions

contained therein, that certain real property situate in Skagit County, State of Washington, more particularly described on Exhibit "A" attached hereto and by reference made a part hereof as though fully set forth herein, together with that certain Retail Facility Development, Fuel Supply and Incentive Agreement dated October 2, 2014, which said Deed of Trust was given to secure performance of the terms, conditions, and obligations of GRANTOR.

TO HAVE AND TO HOLD, the same unto the said ASSIGNOR, it's heirs, successors and assigns, does hereby make, constitute and appoint the said ASSIGNEE as its true and lawful attorney, irrevocable, and in its name or otherwise, but at ASSIGNEE'S own expense, to have, use and take all lawful ways and means for the recovery of all sums due or recovery of costs or expenses incurred by ASSIGNEE due to nonpayment by GRANTOR or nonperformance by GRANTOR of obligations thereof under the Retail Facility Development, Fuel Supply and Incentive Agreement, which said Deed of Trust was given to secure in a case of nonpayment or nonperformance, to discharge the same as fully as the said ASSIGNOR might or could do if these presents had not been executed.

The ASSIGNOR does hereby covenant and warrant that the said Deed of Trust and Retail Facility Development, Fuel Supply and Incentive Agreement are not delinquent or in default in any respect and that no proceedings have been instituted to foreclose said Deed of Trust or execute the power of said sale granted therein and does further covenant and agree that the all sums due and other obligations were current under the terms of said Retail Facility Development, Fuel Supply and Incentive Agreement and Deed of Trust as of January 11, 2019.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed
by its duly authorized officers and its corporate seal to be hereunto affixed.

McEvoy Oil Company

Tim McEvoy
By Tim McEvoy AKA Patrick T. McEvoy, Title: President

Corporation Acknowledgement

State of Washington)
: ss.

County of Whatcom

On this 23 day of March (month) of, 2020, before me, the
undersigned, a Notary Public in and for said State, personally appeared
Tim McEvoy, known to me to be the President, of the corporation that
executed the instrument or the duly authorized person who executed the instrument on behalf of said
corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
on the day and year in this certificate first above written.

Alyne
Notary Public in and for the State of WA
Residing at: Bellingham
My Commission Expires: Aug. 28, 2021

ANGELA CYRE
Notary Public
State of Washington
License Number 182705
My Commission Expires
August 28, 2021

Exhibit A
Legal Description

That portion of Government Lots 3 and 4, Section 7, Township 36 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Government Lot 4;
 thence South 89°01'34" East 1,451.78 feet to the Southeast corner of said Government Lot 4, being the Southeast corner of Skagit County S.P. No. 11-85, as filed under Auditor's File No. 8603110018;
 thence North 00°18'56" West along the East line of said Government Lot and said Short Plat a distance of 1,201.82 feet to the Southerly line of Alger-Lake Samish Road;
 thence North 70°55'30" West along said Southerly line a distance of 261.41 feet to the centerline of Patrick Lane as shown upon said Short Plat;
 thence South 03°20'47" East along said centerline a distance of 22.10 feet;
 thence South 25°41'33" West along said centerline a distance of 215.99 feet;
 thence South 03°03'26" West along said centerline a distance of 123.31 feet;
 thence North 89°01'34" West 290.00 feet;
 thence North 17°57'08" East 104.49 feet;
 thence North 43°30'13" East 68.00 feet to the point of beginning;
 thence continuing North 43°30'13" East 62.86 feet;
 thence North 06°09'34" West 165.90 feet;
 thence North 39°24'04" East 95.90 feet to the said Southerly line of Alger-Lake Samish Road;
 thence North 70°55'30" West along said Southerly line a distance of 26.01 feet;
 thence South 19°04'31" West along said Southerly line a distance of 15.00 feet;
 thence North 70°55'30" West along said Southerly line a distance of 299.97 feet to the Easterly line of Interstate Hwy. No. 5;
 thence South 19°04'31" West along said Easterly line a distance of 95.97 feet;
 thence South 12°27'14" West along said Easterly line a distance of 235.83 feet;
 thence departing therefrom South 79°43'15" East 313.91 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities, described as follows:

Beginning at the intersection of the Southerly line of Alger-Lake Samish Road with the Easterly line of Interstate Hwy. No. 5;
 thence Southerly along said Easterly line as shown on Skagit Co. S.P. No. 11-85 the following courses: South 19°04'31" West 95.97 feet;
 thence South 12°27'14" West 308.83 feet;
 thence South 05°44'23" East 150.30 feet; thence departing from said Easterly line of Interstate Hwy. No. 5 South 89°01'34" East 489.51 feet to the Westerly line of Patrick Lane as shown on said S.P.;
 thence North 03°03'26" East along said Westerly line a distance of 20.01 feet;
 thence departing therefrom North 89°01'34" West 462.38 feet to a line parallel to and 30 feet Easterly of said Easterly line of Interstate Hwy. No. 5;
 thence North 05°44'23" West parallel to said Easterly line a distance of 128.89 feet;
 thence North 12°27'14" East parallel to said Easterly line a distance of 69.33 feet;

LEGAL DESCRIPTION CONTINUED:

thence South 79°43'15" East 30.02 feet to a line parallel to and 60 feet Easterly of said line;
thence North 12°27'14" East parallel to said Easterly line a distance of 230.08 feet;
thence North 19°04'31" East parallel to said Easterly line a distance of 32.50 feet;
thence North 66°21'56" East 88.46 feet to said Southerly line of Alger-Lake Samish Road;
thence North 70°55'30" West along said Southerly line a distance of 125.00 feet to the point of beginning.

ALSO an easement for ingress, egress and utilities over that portion of the above described Patrick Lane lying North of the Easterly projection of the South line of the 20 foot wide portion of the above-described easement. Also amended by that instrument recorded July 31, 2002, under Auditor's File No. 200207310069, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.