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04/23/2020 11:02 AM Pages: 1 of 4 Fees: \$21.00
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 Gov Lot 10, S7, T34N, R3EWM**
(see full legal description Exhibit A on page 4, Skagit County, WA)
Assessor's Tax/Parcel Number: **P21181 / 340307-4-019-0108**

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 **May 4, 2018**, wherein **Cheema & Sons, LLC** is Grantor, **McEvoy Oil Company, Inc.** is BENEFICIARY, **Whatcom Land Title, Inc.** is TRUSTEE, and which said Deed of Trust was recorded in the office of the Recorder of **Skagit** County, Washington, on **May 10, 2018** as Instrument Number **201805100041**, 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

Page 1 of 4 Assignment of Deed of Trust McEvoy to Coleman

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 **May 4, 2018**, 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

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

Corporation Acknowledgement

State of Washington)
: ss.
County of Whatcom

On this 14 day of April (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.

Angela Cyre
Notary Public in and for the State of WA
Residing at: Bellingham
My Commission Expires: 08/28/2021

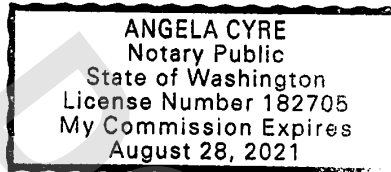


Exhibit A**Legal Description**

That portion of the West 500 feet (as measured along the South line) of Government Lot 10, Section 7, Township 34 North, Range 3 East of the Willamette Meridian, lying Southerly of that certain tract of land described as Item No. 2 in Judgment and Decree of Appropriation entered August 6, 1971, in Skagit County Superior Court Cause No. 31913, said Cause of Action was to condemn said lands for SR 536, March Point Road to Fredonia;

EXCEPT County road, and except that portion condemned by Drainage District No. 19, by Decree dated December 4, 1922, under Skagit County Superior Court Cause No. 8889.

Situated in Skagit County, Washington.