

Prepared by:  
Nicholas Power, Esq. - WSBA # 45974  
540 Guard Street, Suite 150  
Friday Harbor, WA 98250

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236588  
May 22 2023  
Amount Paid \$13282.20  
Skagit County Treasurer  
By Lena Thompson Deputy

Return to: Orange Coast Lender Services  
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

**208915****DEED OF ASSUMPTION****KNOW ALL MEN BY THESE PRESENTS THAT:**

NAZY SATAR and ABDUL SATAR, a married couple, whose mailing address is P.O. BOX  
6089 Kent, WA 98064

for and in consideration of Seven Hundred Ninety-Nine Thousand and 00/100 Dollars  
(\$799,000.00), and other good and valuable consideration, in hand paid, conveys, and warrants to

BEON CONNECT INC., a Washington Corporation, in fee simple, whose mailing address is  
11716 SE 229th Pl, Kent, WA 98031, the following described real estate, situated in the County of  
Skagit, State of Washington:

Lots 8 to 15, inclusive, in Block 110 of "Amended Plat of Burlington, Skagit County,  
Washington", as per plat recorded in Volume 3 of Plats, Page 17, records of Skagit County,  
Washington.

Except the North 75 feet of said Lots 8 to 11, inclusive; Together with an easement for ingress,  
egress and utilities as reserved by Real Estate Contract recorded October 2, 1986, as Auditor's File  
No. 8610200070, over and across an existing driveway located partially on said expected North, 75  
feet, which driveway commences on Garl Street, runs East, and then turns North to exit onto  
Vernon Street. And as amended by Quit Claim Deed Recorded November 29, 1989 under  
Auditor's File No. 8911290043.

Situated in Skagit County, Washington.

**Tax Parcel Number(s): P72006 / 4076-110-015-0019**

Being the same property conveyed to Nazy Satar and Abdul Satar herein by Statutory Warranty Deed recorded October 8, 2021 in Instrument No. 202110080138, in the Office of the County Recorder of Skagit County, State of Washington.

Abbreviated Legal: Lot(s): 8 - 15, Unit(s): Block: 110, Burlington Amended

Property Address: 360 South Burlington Boulevard, Burlington, WA 98233

Tax Parcel Number(s): P72006 / 4076-110-015-0019

This conveyance is further made expressly subject to the lien of a certain deed of trust dated October 8, 2021 from NAZY SATAR and ABDUL SATAR, a married couple, recorded in the aforesaid Clerk's Office in Auditor's File Number 202110080139 to secure to Gary L. Minor and Cheryl Minor in the original principal amount of \$661,288.14 the unpaid approximate balance of \$799,000.00 of which the Grantee here expressly assumes and agrees to pay as evidence by their accepting and recording this deed.

Dated: 5/16/2023

Nazy Satar  
NAZY SATAR

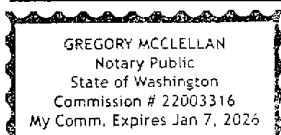
Abdul Satar  
ABDUL SATAR

STATE OF Washington  
COUNTY OF KING

SS:

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

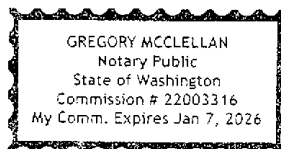
Dated: MAY 16 2023



Gregory McClellan  
Notary Public printed or typed: Gregory McClellan  
Notary Public in and for the State of Washington  
Residing at KIRILAND  
My appointment expires: Jan 7, 2026

I certify that I know or have satisfactory evidence that ABDUL SATAR is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MAY 16 2023





Gregory McClellan  
Notary Public printed or typed: Gregory McClellan  
Notary Public in and for the State of Washington  
Residing at KIRILAND  
My appointment expires: Jan 7, 2026

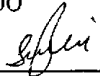
By our signature(s) below we assume the terms of the aforesaid Promissory Note and Deed of Trust,

Dated: 05/16/2023

BEON CONNECT INC.,  
a Washington Corporation

  
By: Ion Gurusciuc  
Its: CFO

  
By: Alexandr Vasilenco  
Its: COO

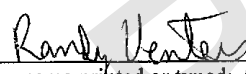
  
By: Eugeniu Sirghi  
Its: CEO

STATE OF Washington  
COUNTY OF King

ss:

I certify that I know or have satisfactory evidence that Ion Gurusciuc, Alexandr Vasilenco, and Eugeniu Sirghi as an authorized representative for BEON CONNECT INC., in his/her full and authorized capacity on behalf of said Company 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 this instrument.

Dated: 05-16-2023

  
Notary name printed or typed: Randy Venters  
Notary Public in and for the State of Washington  
Residing at Renton  
My appointment expires: 12-04-2024

