

After Recording, Return to:
GARY L. MINOR
CHERYL MINOR
17860 SAHALE DRIVE
VERNON, WA 98274

208915

Abbreviated Legal Description: Lot(s): 8 – 15, Unit(s): Block: 110, Burlington Amended
Property Tax Parcel Number(s): P72006 / 4076-110-015-0019
File Number of Document: 202110080139

**ASSUMPTION AGREEMENT OF EXISTING PROMISSORY NOTE
AND DEED OF TRUST**

This Deed of Trust and Promissory Note Assumption Agreement (this "Agreement") is
made on the 16TH day of May, 2023, by and between,

~~VS NAZAR~~
~~NAZAR~~ SATAR and ABDUL SATAR, husband and wife, Seller and Original
Borrower,

and

BEON CONNECT INC., a Washington Corporation, Purchaser and Assumer.

The Parties recite and agree as follows:

Original Borrower is indebted to the current Beneficiaries, GARY L. MINOR and
CHERYL MINOR, husband and wife, of a Deed of Trust on October 8, 2021, recorded
under Auditor's File Number 202110080139, under a certain Promissory Note dated
October 5, 2021, in an original amount of Six Hundred Eighty Thousand and No/100
United States Dollars (\$680,000.00). The Promissory Note is secured by a Deed of Trust
recorded on October 8, 2021, under Auditor's File No. 202110080139, records of Skagit
County, Washington, which Deed of Trust encumbers the following legally described
property situated in Skagit County, 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 excepted 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.

Original Borrower has conveyed or will convey the above-described property to Purchaser. Both Original Borrower and Purchaser have requested that Beneficiaries consent to the conveyance to Purchaser, of the assumption of the Promissory Note and Deed of Trust by Purchaser.

In consideration of this Agreement by Beneficiary, Purchaser is willing to assume payment of the indebtedness due from Original Borrower to Beneficiary under the above-referenced Promissory Note and Deed of Trust, said assumption having been agreed to between Original Borrower and Purchaser as consideration for the conveyance of the premises referenced above from Original Borrower to Purchaser.

Therefore, in consideration of the mutual agreements contained herein, the parties agree as follows:

1. Purchaser hereby assumes all remaining indebtedness under the Promissory Note and Deed of Trust referenced above and agrees to pay all installments on the Promissory Note as they come due in the manner and amount set out in the Promissory Note. Purchaser agrees to be bound by all covenants, agreements, obligations and provisions of the Promissory Note and Deed of Trust as if the Promissory Note and Deed of Trust had originally been executed by Purchaser, except for the reduction of principal and interest due as a consequence of payments made by Original Borrower prior to execution of this Agreement; and
2. Beneficiary hereby consents to the conveyance of the property to Purchaser and Purchaser's assumption of the Promissory Note and Deed of Trust.

[Signature pages follow]

DATED: May 16, 2023.

Original Borrower:

Nazar Satar 5/16/23
Nazar Satar Date
Abdul Satar 5/16/23
Abdul Satar Date

Purchaser / Assumer:
BeOn Connect Inc.

By: Ion Gurusiuc Date
Its: CFO

By: Alexandr Vasilenco Date
Its: COO

By: Eugeniu Sirghi Date
Its: CEO

DATED: May 16, 2023.

Original Borrower:

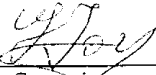
Nazar Satar

Date

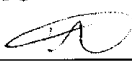
Abdul Satar

Date


Purchaser / Assumer:
BeOn Connect Inc.


By: Ion Gurusciuc
Its: CFO

05/16/2023
Date

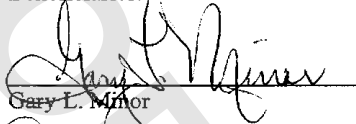

By: Alexandr Vasilenco
Its: COO

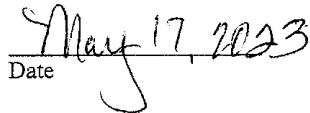
05/16/2023
Date

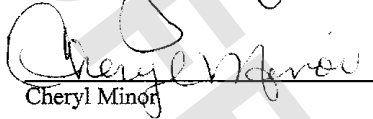

By: Eugeniu Sirghi
Its: CEO

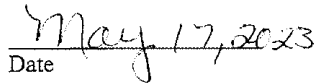
05/16/2023
Date

Beneficiaries:


Gary L. Minor


Date

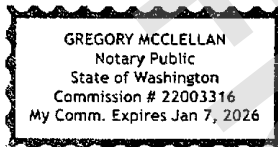

Cheryl Minor


Date

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that ~~HAZAR~~ ^{VS NAZY} SATAR is the person(s) who appeared before me and said person(s) 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.

GIVEN under my hand and official seal this 16TH day of May, 2023.

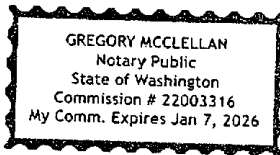


Gregory McClellan
 NOTARY PUBLIC in and for the State of Washington,
 Residing at: KIRKLAND
 My Commission Expires: Jan 7, 2026

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that ABDUL SATAR is the person(s) who appeared before me and said person(s) 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.

GIVEN under my hand and official seal this 16TH day of May, 2023.

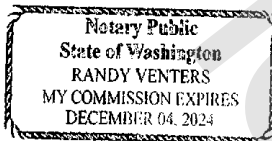


Gregory McClellan
 NOTARY PUBLIC in and for the State of Washington,
 Residing at: KIRKLAND
 My Commission Expires: Jan 7, 2026

STATE OF WASHINGTON)
) ss.
 COUNTY OF King)

I certify that I know or have satisfactory evidence that ION GURUSCIUC, as an authorized representative of BeON Connect Inc., is the person(s) who appeared before me and said person(s) 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.

GIVEN under my hand and official seal this 16 day of May, 2023.

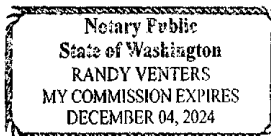


Randy Venters
 NOTARY PUBLIC in and for the State of Washington,
 Residing at: Kent
 My Commission Expires: 12-04-2024

STATE OF WASHINGTON)
) ss.
 COUNTY OF King)

I certify that I know or have satisfactory evidence that ALEXANDR VASILCENCO, as an authorized representative of BeON Connect Inc., is the person(s) who appeared before me and said person(s) 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.

GIVEN under my hand and official seal this 16 day of May, 2023.



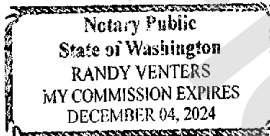
Randy Venters
 NOTARY PUBLIC in and for the State of Washington,
 Residing at: Kent
 My Commission Expires: 12-04-2024

This is attached to an "Assumption Agreement of Existing
 Promissory Note and Deed of Trust", of 8 pages, dated May 16, 2023,
 Signed by Ion Gurusciuc, Alexander Vasileenco, and Eugenia Sirghi.

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that EUGENIU SIRGHI, as an authorized representative of BeON Connect Inc., is the person(s) who appeared before me and said person(s) 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.

GIVEN under my hand and official seal this 16th day of May, 2023.



Randy Venters
NOTARY PUBLIC in and for the State of Washington,
Residing at: Kenton
My Commission Expires: 12-04-2024

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that GARY L. MINOR is the person(s) who appeared before me and said person(s) 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.

GIVEN under my hand and official seal this _____ day of May, 2023.

NOTARY PUBLIC in and for the State of Washington,
Residing at: _____
My Commission Expires: _____

This is attached to an "Assumption Agreement of Existing
Promissory Note and Deed of Trust", of 8 pages, dated May 16, 2023,
Signed by Ion Gurasciuc, Alexander Vasileenco, and Eugeniu Sirghiu.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of: Sonoma

On May 17, 2023 before me, Dawn Graves Notary Public personally appeared,
Cary L Minor

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature] Sept 17 2026 (seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of: Sonoma

On May 17, 2023 before me, Dawn Graves Notary Public personally appeared,
Cheryl Minor

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Sept 17, 2026 (seal)

