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SHORT FORM REAL ESTATE CONTRACT

This is a Short Form Real Estate Contract executed in duplicate this 12 day of March, 1990, between HART'S NURSERY, INC., a Washington corporation, as "Seller", and JOHN CHRISTIANSON and TONI CHRISTIANSON, husband and wife, and CHRISTIANSON'S NURSERY, LTD., a Washington corporation, as "Purchaser".

1. Purpose: The parties execute this Short Form Real Estate Contract for recording purposes only.

2. Incorporation by Reference: The parties incorporate herein by reference that certain Real Estate Contract dated the 1st day of March, 1990, between the above-stated parties.

3. Description: See Exhibit "A" attached hereto and incorporated herein by reference.

4. Restrictions: Purchaser may not sell all or any part of said real estate nor assign said contract, nor any interest therein, nor encumber said premises, nor lease the premises without the written consent of the Seller.

IN WITNESS WHEREOF, the parties hereto have executed this Short Form Real Estate Contract in duplicate the day and year first above written.

1260
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 5 1990

Amount Paid \$ 2048.00
By: PR Skagit County Treasurer Deputy

HART'S NURSERY, INC.

By: [Signature]
Its Authorized Agent

CHRISTIANSON'S NURSERY, LTD.

By: [Signature]
Its Authorized Agent

[Signature]
John Christianson

[Signature]
Toni Christianson

STATE OF WASHINGTON)
County of Skagit)

I certify that I know or have satisfactory evidence that Robert R. Hart signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Hart's Nursery, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 3/1, 1990.

STATE OF WASHINGTON)
County of Skagit)

I certify that I know or have satisfactory evidence that JOHN CHRISTIANSON and TONI CHRISTIANSON, husband and wife, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 3/1, 1990.

(Acknowledgment and Legal Follow)

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NOTARY PUBLIC

My Appointment Expires: 4/29/90

NOTARY PUBLIC

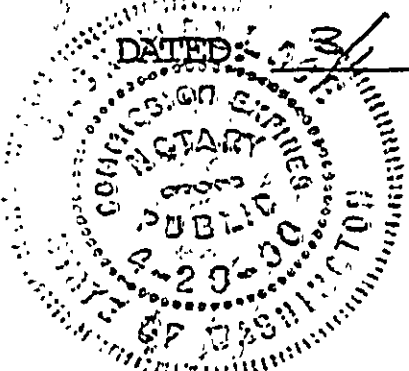
My Appointment Expires: 4/29/90

Bernice Clark et al
415 Pine St.
Mount Vernon WA

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STATE OF WASHINGTON)
County of Skagit)

I certify that I know or have satisfactory evidence that John Christianson signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Christianson's Nursery, Ltd. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



DATED: 3/1, 1990.

[Signature]
NOTARY PUBLIC
My Appointment Expires: 4/29/96

EXHIBIT "A"

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision; thence South 496.2 feet; thence South 75 degrees 36' West along the centerline of a ditch 300.66 feet; thence North 61 degrees 55' West along said centerline 32.02 feet; thence North 42 degrees 34' West along said centerline 576.48 feet; thence North 4 degrees 16' East along said centerline 131.69 feet, more or less, to the North line of said subdivision; thence East along said subdivision line 700 feet, more or less, to the point of beginning; EXCEPT the East 30 feet for County road; AND EXCEPT ditch right-of-way.

* * * END OF LEGAL DESCRIPTION * * *

JERRY McHURT
SKAGIT COUNTY AUDITOR
90 MAR 15 P 3:21
RECORDED
REQUEST OF

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