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Mt Vernon, WA 98273

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SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAR - 9 1994

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OPTION AGREEMENT

This Agreement is entered into on the 16th day of February, 1994 by and between ELSIE FORTIN (hereinafter Optionor) and JOHN J. and ENA KAY BLATTMAN, husband and wife (hereinafter Optionees).  
Amount Paid \$0  
Skagit County Treasurer

In consideration of the mutual agreements and promises set forth below and the sum of Two Hundred (\$200.00) Dollars paid by the Optionees, the receipt of which is hereby acknowledged, the Optionor hereby grants to the Optionees the exclusive right for the period of ten (10) years from the date of this Agreement to purchase the following real property commonly known as 1516 Riverbend Road, Mount Vernon, Skagit County, Washington and legally described as:

As set forth on the attached Exhibit A incorporated herein by this reference.

for the cash price of Fifty Thousand (\$50,000.00) Dollars in addition to the Two Hundred (\$200.00) Dollars given for this Option.

As further consideration for this Option, Optionees shall pay Two Hundred (\$200.00) Dollars per month to Optionor, of which One Hundred Seventy-Five (\$175.00) Dollars will reduce the Option purchase price and Twenty-Five (\$25.00) Dollars will be non-refundable fee for granting this Option. If Optionees elect not to exercise this Option, then all of the payments previously made will not be refunded and this Option shall lapse.

If the Optionees elect to exercise this Option and purchase the property described above, they shall signify and declare their election by written notice mailed by regular mail or delivered to the Optionor at 1516 Riverbend Road, Mount Vernon, Washington 98273, provided that the notice must be received by the Optionor within ten (10) years of the date of this Agreement. The sale of the property pursuant to this Option shall close no later than six (6) months after the exercise of the Option.

If the Optionees choose to exercise this Option the Optionor agrees to convey the above described real property free and clear of all taxes, assessments, liens, encumbrances and charges to the date of the closing of the sale of the property, except that it is agreed that all taxes and special assessments accruing for the calendar year in which the date of closing of the purchase under this Option shall fall shall be prorated as follows: the Optionor (Seller) shall be liable for the same proportion of such taxes as the part of the calendar year prior to the date of closing bears to the whole of such calendar year and the Optionees (Purchasers) shall be liable for the remainder of such taxes and all subsequent taxes. Optionor promises to give marketable title to the real property and to convey the same by a Statutory Warranty Deed and



**EXHIBIT A**

The East 176 feet of the North 224 feet of the following described Tract:

The West 1/2 of Government Lot 1, Section 18, Township 34 North, Range 4 East W.M., EXCEPT the North 40 feet thereof.

RECORDED \_\_\_\_\_ FILED \_\_\_\_\_  
REQUEST OF \_\_\_\_\_

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JERRY MCINTURFF  
SKAGIT COUNTY AUDITOR