



Kathy Hill, Skagit County Auditor

11/29/1999 Page 1 of 3 1:51:28PM

RETURN TO:

Sunset Industrial Development Co.

669A Sunset Park Drive

Sedro-Woolley, WA 98284

DOCUMENT TITLE(S) (or transactions contained herein):

Option to Purchase Real Estate

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

1 | ADDITIONAL REFERENCE NUMBERS ON PAGE _____ OF DOCUMENT.

GRANTOR(S) (Last name, first name and initials):

1. Dolores M. Snellson

2. Estate of William M. Snellson

3.

4.

1 | ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. Sunset Industrial Development Co.

2. Daniel R. Madlung

3. Andrew R. Thompson

4. Dolores M. Snellson

1 | ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

LEGAL DESCRIPTION (Abbreviated, i.e., lot, block, plat or quarter, quarter, section, township and range):

Lots 1, 8, 9, 10, 11, 23, 24 and 25 of Sunset Industrial Park Binding Site
Plan SW-01-93 Lot 13 "Sedro Acreage, --Plat thereof, recorded Volume 3 of
Plats 35, Skagit County.

1 | ADDITIONAL LEGAL(S) ON PAGE _____ OF DOCUMENT.

ASSESSOR'S PARCEL/TAX I.D. NUMBER: P76959, P105293, P105294, P105295, P105296, P76957,
P105307, P105308, P76956

1 | TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE 1 OF DOCUMENT.

OPTION TO PURCHASE REAL ESTATE

THIS AGREEMENT, Made this 4th day of June, 1999, by and between Dolores M. Snelson and the Estate of William M. Snelson of Sedro-Woolley, Washington hereinafter called Optionor, and Sunset Industrial Development Company, a partnership of Daniel R. Madlung, Andrew R. Thompson and Dolores M. Snelson hereinafter called Optionee.

WITNESSETH, That for and in consideration of the sum of One Hundred Dollars (\$100.00) paid by Optionees to Optionor, the receipt whereof is hereby acknowledged, the Optionor hereby give and grant unto the Optionees, it's heirs, personal representatives, and assigns, the right of purchasing, on or before the 31st day of December, 2005, any part, on a square foot basis (excluding buildings), or all of the following described real estate situate in Skagit County, Washington to-wit:

Lots 1, 8, 9, 10, 11, 23, 24 and 25 of Sunset Industrial Park - Binding site plan SW-01-93. ** -AND-

Lot 13, "SEDRO ACREAGE" according to the plat thereof, recorded in Volume 3 of Plats, page 35, records of SKAGIT County, Washington. Situate in the County of Skagit, State of Washington. ADDRESS: 601 STATE STREET, SEDRO-WOOLLEY, WASHINGTON 98284 for the total purchase price of ninety cents per square foot (\$ 0.90) EXCLUDING BUILDINGS, of which the sum of Fifteen percent (15%), shall be paid in cash and the balance of Eighty Five percent (85%) shall be paid as follows:

On a real estate contract, for a term not greater than twenty years, with the interest thereon at the rate of nine per cent, per annum, from the date of closing. If the Optionees elect to purchase the said real estate pursuant to this Option, Optionees shall give written notice of such to Optionor, by registered or certified mail at 613 Sunset Park Drive, Sedro-Woolley, Washington 98284 on or before the 31st day of December, 2005.

If Optionees shall so elect to purchase said real estate, and shall mail a written notice of such election as herein provided within the time required, and shall tender the required amount of cash and deliver a promissory note for the balance, properly executed and payable in accordance with the terms agreed herein, together with a real estate mortgage or deed of trust, real estate contract or other security acceptable to Optionor, securing said note, on the real estate herein above particularly described, then the Optionor agrees to convey the real estate to Optionees, their heirs and assigns, by warranty deed, free and clear of all liens, encumbrances, or taxes, to the date of closing of the purchase. Optionor further agrees, that upon such election by Optionees, to deliver to Optionees, within thirty days after receipt of such written notice of election to purchase, a policy of title insurance in the full sum of Ninety cents (\$0.90) per square foot being purchased, showing merchantable title to said real estate, and Optionees shall have a reasonable time, not to exceed five days, to examine the title insurance and to complete and close said purchase.

If the Optionees do not exercise the privilege of purchase herein given and do not fully perform the conditions herein within the time stated, the privilege shall wholly cease and terminate and the sum of One Hundred Dollars (\$100.00) herein paid by Optionees shall be retained by Optionor. (** P76959, P105293, P105294, P105295, P105296, P76957, P105307, P105308, P76956) IN WITNESS WHEREOF, the parties have executed this agreement the day and year first written above.

[Signature]
Daniel R. Madlung, Partner
[Signature]
Andrew R. Thompson, Partner
[Signature]
Dolores M. Snelson, Partner

[Signature]
Dolores M. Snelson
[Signature]
Estate of William M. Snelson,
Dolores M. Snelson



STATE OF WASHINGTON

SS.

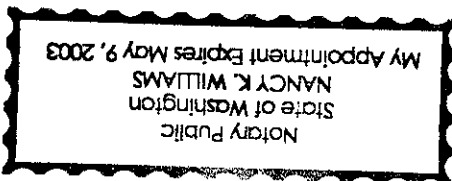
(INDIVIDUAL ACKNOWLEDGMENT)

County of Skagit

On this date personally appeared before me Andrew R. Thompson, Daniel R. Madlung and Dolores M. Snelson to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Signed and sworn to before me this 4th day of June, 1999.

Nancy K. Williams
Notary Public in and for the State of Washington
My appointment expires: 5/9/2003



After Recording return to:
Sunset Industrial Development Company
669 A Sunset Park Drive
Sedro-Woolley, WA 98284



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Kathy Hill, Skagit County Auditor