



199912290127

Kathy Hill, Skagit County Auditor

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Upon recording, please return to:

CHMELIK SITKIN & DAVIS P.S.
1500 Railroad Avenue
Bellingham, Washington 98225

DOCUMENT TITLE:	RIGHT OF FIRST REFUSAL
GRANTOR:	SKAGIT TRANSIT, a Washington municipal corporation
GRANTEE:	THOMAS W. BUGGIA and SHEILA ARCHANGELI BUGGIA, husband and wife; and T.B. ENTERPRISES, Inc., a Washington corporation
ABBREVIATED LEGAL DESCRIPTION:	PTN OF GOVT LOTS 3 & 4, 7-36-4, SKAGIT COUNTY, WASHINGTON (additional legal on page 4 of document)
ASSESSOR'S TAX PARCEL NUMBER:	360407-0-008-0800 Property I.D. No. P101560

RIGHT OF FIRST REFUSAL

THIS AGREEMENT is made and entered into this 29th day of December, 1999, by and between **SKAGIT TRANSIT, a Washington municipal corporation**, Grantor, and **THOMAS W. BUGGIA and SHEILA ARCHANGELI BUGGIA, husband and wife; and T.B. ENTERPRISES, Inc., a Washington corporation**, Grantees, as follows:

Grantees shall have first right to purchase the real property described in Exhibit "A" attached hereto on the same terms and conditions that (1) Grantor offers to the Grantees; or (2) Grantor has received in a bona fide, good faith

purchase offer. Upon receipt of written notice from Grantor, Grantees shall have a period of ninety (90) days from the date of receipt of said written notice to accept the offer and purchase the property on the same terms and conditions as offered in writing to Grantees or on the same terms and conditions as the good faith purchase offer made to Grantor. Grantees shall accept the offer by written notice to Grantor within said ninety (90) days. In the event the Grantees shall not accept the offer in writing within said ninety (90) days, the right of first refusal shall be of no further force and effect and the Grantor may proceed to sell the property on the terms and conditions first offered to the Grantees or on the same terms and conditions as the good faith offer made to the Grantor; provided, that in the event the Grantor shall not complete and close the sale on the terms and conditions first offered to the Grantees or on the terms and conditions of the good faith purchase offer, then the right of first refusal shall continue in effect as to any further offers or good faith offers to purchase.

This right of first refusal is binding on the parties hereto and their heirs and successors.

DATED the day and year first above written.

GRANTOR:

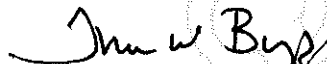
SKAGIT TRANSIT

By


James Lair, Executive Director


GRANTEE:

THOMAS W. BUGGIA



Thomas W. Buggia

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

DEC 29 1999

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

SHEILA ARCHANGELI BUGGIA


Sheila Archangeli-Buggia
By Thomas W. Buggia, atty-in-fact



T.B. ENTERPRISES

By Thomas W. Buggie
Thomas W. Buggie, President

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 29 day of December, 1999, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **JAMES LAIR**, to me known to be the **Executive Director of SKAGIT TRANSIT**, the municipal corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Karan I. Thorsen
Name: Karan I. Thorsen
NOTARY PUBLIC in and for the
State of Washington, residing at
Burlington
My commission expires 3-1-01



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STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **THOMAS W. BUGGIA** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29 day of Dec 1999.

Karan I Thorsen
Name: Karan I Thorsen
NOTARY PUBLIC in and for the State of
Washington, Residing at
Burlington
My Commission Expires 3-1-01

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 29 day of December, 1999, before me personally appeared **THOMAS W. BUGGIA**, who executed the within instrument as **Attorney-in-Fact** for **SHEILA ARCHANGELI BUGGIA**, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as Attorney-in-Fact for said **SHEILA ARCHANGELI BUGGIA** for the uses and purposes therein mentioned, and on oath stated that the Limited Power of Attorney recorded under Skagit County Auditor's File No. 1648273 authorizing the execution of this instrument has not been revoked and that the said **SHEILA ARCHANGELI BUGGIA** is not deceased nor incompetent.

Witness my hand and official seal hereto affixed the day and year first above written.

Karan I Thorsen
Name: Karan I Thorsen
NOTARY PUBLIC in and for the
State of Washington, residing at
Burlington
My commission expires 3-1-01



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **TOM W. BUGGIA** to me known to be the **President of T.B. Enterprises, Inc.**, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

GIVEN under my hand and official seal this 29 day of Dec 1999.

Karan I. Thorsen
Name: Karan I. Thorsen
NOTARY PUBLIC in and for the State of
Washington, Residing at Burlington
My Commission Expires 3-1-01



DESCRIPTION:

That portion of Government Lots 3 and 4 of Section 7, Township 36 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Government Lot 4;
thence South 89°01'34" East 1,451.78 feet to the Southeast corner of said Government Lot 4, being the Southeast corner of Skagit County Short Plat No. 11-85, as filed under Auditor's File No. 8603110018;
thence North 00°18'56" West along the East line of said Government Lot and said Short Plat a distance of 1,201.82 feet to the Southerly line of Alger-Lake Samish Road;
thence North 70°55'30" West along said Southerly line a distance of 261.41 feet to the centerline of Patrick Lane as shown upon said Short Plat and the point of beginning;
thence South 03°20'47" East along said centerline a distance of 22.10 feet;
thence South 25°41'33" West along said centerline a distance of 215.99 feet;
thence South 03°03'26" West along said centerline a distance of 123.31 feet;
thence North 89°01'34" West 290.00 feet;
thence North 17°57'08" East 104.49 feet;
thence North 43°30'13" East 130.86 feet;
thence North 06°09'34" West 165.90 feet;
thence North 39°24'04" East 95.90 feet to the said Southerly line of Alger-Lake Samish Road;
thence South 70°55'30" East along said Southerly line 259.95 feet;
thence North 87°58'25" West along said Southerly line 68.22 feet;
thence South 70°55'30" East along said Southerly line 48.70 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities, described as follows:

Beginning at the intersection of the Southerly line of Alger-Lake Samish Road with the Easterly line of Interstate Highway No. 5;
thence Southerly along said Easterly line as shown on Skagit County Short Plat No. 11-85 the following courses: South 19°04'31" West 95.97 feet;
thence South 12°27'14" West 308.83 feet;
thence South 05°44'23" East 150.30 feet;
thence departing from said Easterly line of Interstate Highway No. 5 South 89°01'34" East 489.51 feet to the Westerly line of Patrick Lane as shown on said Short Plat;
thence North 03°03'26" East along said Westerly line a distance of 20.01 feet;



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EXHIBIT A

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DESCRIPTION CONTINUED:

thence departing therefrom North 89°01'34" West 462.38 feet to a line parallel to and 30 feet Easterly of said Easterly line of Interstate Highway No. 5;
thence North 05°44'23" West parallel to said Easterly line a distance of 128.89 feet;
thence North 12°27'14" East parallel to said Easterly line a distance of 73.47 feet;
thence South 89°01'34" East 30.61 feet to a line parallel to and 60 feet Easterly of said Easterly line;
thence North 12°27'14" East parallel to said Easterly line a distance of 221.00 feet;
thence North 19°04'31" East parallel to said Easterly line a distance of 32.50 feet;
thence North 66°21'56" East 88.46 feet to said Southerly line of Alger-Lake Samish Road;
thence North 70°55'30" West along said Southerly line a distance of 125.00 feet to the point of beginning.

ALSO an easement for ingress, egress, and utilities over that portion of the above described Patrick Lane lying North of the Easterly projection of the South line of the 20 foot wide portion of the above-described easement.

Situate in the County of Skagit, State of Washington.



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