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Kathy Hill, Skagit County Auditor

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RETURN TO:

W. P. Walton, President
~~Little Mt. Estates Tenant Association~~
~~2610 E. Section St. #110~~
~~Mt. Vernon, Wn. 98274~~

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

Letter of "First Right of Refusal"

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

[| ADDITIONAL REFERENCE NUMBERS ON PAGE _____ OF DOCUMENT.

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

1. Ware Kevin E.
2. Ware Kari J.
3. Ware Kenneth E.
4. Ware Stacia
- Ware Kimarie K.

[| ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

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

1. Little Mt. Estates Tenant Association
2. Walton, Wesley P. President
3. Haldeman, Virginia, Secretary
4. Pattelle, Joe, Treasurer

[| ADDITIONAL NAMES ON PAGE _____ OF DOCUMENT.

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

Parcel A E. 188.44 FT of NW $\frac{1}{4}$ less 30FT
Parcel B W. $\frac{1}{3}$ of NE $\frac{1}{4}$ EXL N 30 FT, for RD

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

ASSESSOR'S PARCEL/TAX I.D. NUMBER: 91002 Owner ID
Parcel B P27997 Property ID 340428-2-004-0000 Tax Acct
Parcel A P27999 Property ID 340428-2-005-0100 Tax Acct

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

LITTLE MOUNTAIN ESTATES TENANT ASSOCIATION
2610 E. Section St. #110
Mount Vernon, WA. 98271

January 10, 2000

Kevin Ware
2610 E. Section St. #28
Mount Vernon, WA 98274

Kenneth Ware
2610 E. Section St. #28
Mount Vernon, WA 98274

Stacia Ware
2610 E. Section St. #28
Mount Vernon, WA 98274

KimMarie Ware
2610 E. Section St. #28
Mount Vernon, WA 98274

Shawn Hoban
Coast Management
P.O. Box 1709
Everett, WA 98206

Dear Kevin, Kenneth, Stacia, KimMarie and Shawn,


This letter serves as notification to you that the residents of Little Mountain Estates have a present and continuing desire to purchase the mobile home park.


It is our understanding that you are the owners, or the agent for the owners, of the park which is located in Mount Vernon, Skagit County, Washington (Parcel A: E 188.44 FT of NW1/4 NW1/4 LESS N 30 FT; Parcel B: W1/3 OF NE1/4 NW1/4 EXC N 30FT FOR RD). Residents of the park have formed Little Mountain Estates Tenant Association for the purpose of purchasing the park. Our association is a qualified tenant organization: a formal organization of tenants in the park, open to all tenants in the park, and collecting reasonable dues.

We would like to call your attention to state law RCW 59.23 (copy attached) that requires a mobile home park owner to provide a qualified tenant organization with notice when an agreement to purchase and sell the park has been reached, and to disclose, before closing a sale, the terms of such an agreement, including the availability and terms of seller financing. We will then exercise the right of refusal, or a mutually agreeable procedure to purchase the community according to the law. It is our hope that you will look to us first when you are ready to sell the park.

Should you elect to sell, notice of such intent should be sent to the President, Secretary, and Treasurer of Little Mountain Estates Tenant Association at the mailing addresses indicated below. The signature of the President, Secretary, and Treasurer of Little Mountain Estates Tenant Association, as set forth below, shall and does bind more than 60% of the members of the association, and shall serve as the required evidence that the residents of the park have the requisite present and continuing desire to purchase the mobile home park, pursuant to RCW 59.23.

Cordially,


Wes Walton, President
2610 E. Section St. #110
Mount Vernon, WA 98274


Virginia Haldeman, Secretary
2610 E. Section St. #19
Mount Vernon, WA 98274

Joe Pettelle, Treasurer
2610 E. Section St. #51
Mount Vernon, WA 98274

enclosure

copy: Colonel F. Betz, Attorney at Law
904 South Third
Mount Vernon, WA 98274



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