



200008280003

Kathy Hill, Skagit County Auditor
8/28/2000 Page 1 of 11 8:52:34AM

Return Address:

Dennis Coble

11171 Blue Heron Rd.

Bow, WA 98232

P-94059-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Document Title(s) (or transactions contained therein):

1. Right of First Refusal
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

on page of _____ of document

Grantor(s) (Last name, First, Middle Initial)

1. Louia, Wilma
- 2.
- 3.
4. _____ Additional names on page _____ of document.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Grantee(s) (Last name, First, Middle Initial)

1. Coble, Dennis
- 2.
- 3.
4. _____ Additional names on page _____ of document.

AUG 28 2000
Amount Paid \$
Skagit County Treasurer
By: Deputy

Legal description: (Lot, block, plat name, section-township-range)

Ptn Gov. Lot 2 in S25-T36N-R2E

_____ Additional legal is on page _____ of document.

Assessor's Property Tax Parcel Account Number(s):

360225-0-009-0008
360225-0-015-0606

RIGHT OF FIRST REFUSAL

The undersigned, Wilma Louia, referred to herein as "Grantee" hereby grants to Dennis Coble ~~and Donnette Lennox~~, referred to herein as "Seller", a right of first refusal to purchase certain real property situated in Skagit County, Washington, referred to herein as the "Property" and which is more particularly described as follows: See Exhibit "A" attached hereto and made a part hereof by this reference.

In the event Grantee accepts an offer from any person or entity, except statutory heirs of the Grantee, to purchase the Property or any part thereof (hereinafter "Third Party Offer"), then Grantee shall give written notice of such offer to Seller. The notice shall include a copy of the Third Party Offer. Seller shall have fifteen (15) days from the day notice is given to exercise this Right of First Refusal. This First Right of Refusal shall be exercised by giving written notice to Grantee within the time required. Upon exercise of this Right of First Refusal by Seller, Grantee shall be obligated to sell, and Seller shall be obligated to purchase the Property described in the Third Party Offer at the price and pursuant to the terms contained in the Third Party Offer; provided, Seller shall have at least thirty (30) days from the date of exercise of the Right of First Refusal to close the purchase of the Property.

In the event Seller does not exercise the First Right of Refusal, the Grantee shall be free to sell the Property to the purchaser named in the Third Party Offer, in accordance with the terms and conditions of the Third Party Offer.

If the Third Party Offer fails to close then this Right of First Refusal shall apply to any subsequent transactions in the same manner as if the offer had never been made.

This Right of First Refusal shall terminate ^{thirty} (30) years from the date hereof.

If Seller does not exercise the First Right of Refusal, then upon request from Grantee, Seller shall sign an instrument in recordable form that will remove this First Right of Refusal from the Property title.

Grantee grants this First Right of Refusal in order to induce Seller to sell to her the property. The parties acknowledge that this is sufficient consideration to support promises contained herein.



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In the event either of the parties institutes suit to enforce this Agreement hereunder, the successful party shall be entitled to court costs and reasonable attorney's fees against the losing party.

In the event either party breaches this Agreement, then the non-breaching party shall have the right to pursue any remedy available in law or in equity, including damages and/or specific performance.

All notices or demands to be given by each party to the other under this Agreement and all sums to be paid by each party shall be delivered personally or deposited in the United States mails, postage prepaid, by certified or registered mail, return receipt requested, and addressed as follows:

SELLER:

Dennis Coble
11171 Blue Heron Road
Bow, WA 98232

DC dl we
~~Donnette Lennox~~

GRANTEE:

Wilma Louia
P. O. Box 675
Burlington, WA 98233

Notices and demands sent by mail shall be deemed to have been given and delivered when properly mailed, and the postmark affixed by the United States Post Office shall be conclusive evidence of the date of mailing.

Dennis Coble

Dennis Coble, Seller

we dl DC

Donnette Lennox, Seller

Wilma Louia

Wilma Louia, Grantee



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STATE OF WASHINGTON)

) SS

COUNTY OF SKAGIT)

On this 27th day of August, 2000, before me personally appeared Dennis Coble and ~~Donnette Lennon~~, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year first
above written.



Notary Public in and for the State of
Washington, residing at

Mt. Vernon

My commission expires: 3-9-2003

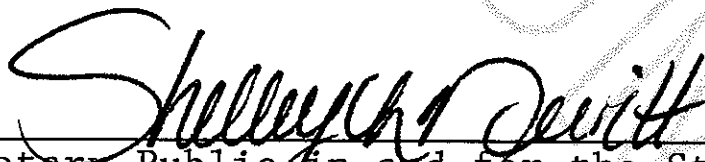
STATE OF WASHINGTON)

) SS

COUNTY OF SKAGIT)

On this 27th day of August, 2000, before me personally appeared Wilma Louia, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year first
above written.



Notary Public in and for the State of
Washington, residing at

Mt. Vernon

My commission expires: 3-9-2003



Kathy Hill, Skagit County Auditor

Schedule "A-1"

P-94059

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 2 in Section 25, Township 36 North, Range 2 East, W.M., lying within the following description:

Beginning at the meander corner common to Sections 25 and 26 in said Township and Range;
thence Easterly along the meander line 5 chains and 30 links;
thence South 33 feet to the true point of beginning;
thence West 66 feet;
thence South 60 feet;
thence East 66 feet;
thence North to the point of beginning,

EXCEPT that portion of said premises, if any, lying East of the Easterly line of those premises conveyed to Robert Earl Green, et ux, by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH a non-exclusive easement for ingress and egress over an existing roadway as it lies on the ground consisting of a strip of land approximately 10 feet in width lying West of and adjoining the Easterly line of those premises in Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., conveyed to Robert Earl Green by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458, as said easement was confirmed by Decree entered in the Superior Court for Skagit County Probate Cause No. 9859 on September 13, 1962, extending Southerly from the South line of the premises above described to the Northerly line of the County road.

Situate in the County of Skagit, State of Washington.



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Schedule "A-1"

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DESCRIPTION CONTINUED:

PARCEL "C":

An undivided 1/16th interest in an irregular shaped roadway described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence Easterly along the meander line 219.05 feet;
thence South 33.56 feet to the true point of beginning;
thence South 430 feet, more or less, to the County road;
thence West 20 feet;
thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052;
thence West 10.78 feet;
thence North 50 feet;
thence East 30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meandering corner on the West section line of said section;
thence North 88°07'33" East along the meander line, 219.05 feet;
thence South 0°02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning;
thence North 89°58' West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H. Billeter, husband and wife, by instrument recorded July 26, 1967, under Auditor's File No. 702409;
thence South along said East line, 79.20 feet, more or less, to the Southeast corner of said Billeter tract;

- Continue



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DESCRIPTION CONTINUED:

PARCEL "D" Continued:

thence West along the South line of said Billeter tract 15 feet;
thence South 0°02' West 180 feet, more or less, to the North
line of the existing public road commonly referred to as the
Blue Heron Road;
thence North 86°27'50" East along the North line of said road,
40 feet, more or less, to a point which lies South 86°27'50"
West, 121.72 feet from the East line of that certain tract of
land conveyed to Robert E. Green by deed recorded May 20, 1944,
under Auditor's File No. 371659, when measured along the North
line of said road;
thence North 0°02' East 144.20 feet;
thence North 25°10'42" East, 35.37 feet;
thence North 0°02' East, 83.00 feet, more or less, to the South
line of said Metzker tract;
thence West along said South line a distance of 20 feet, more or
less, to the true point of beginning,

EXCEPT that portion thereof lying within the boundaries of the
above described Parcels "A" and "C".

Situate in the County of Skagit, State of Washington.

PARCEL "E":

TOGETHER WITH an undivided 1/16th interest in the following
described real property:

Tidelands of the second class, situated in front of, adjacent to
or abutting upon that part of the shoreline of Lot 2, Section
25, Township 36 North, Range 2 East, W.M., extending from the
Northwest corner of said lot to a point South 87°22' East 351.2
feet from said Northwest corner of said lot,

EXCEPT the West 2 chains thereof.

Situate in the County of Skagit, State of Washington.

- Continued -



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Schedule "A-1"

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DESCRIPTION CONTINUED:

PARCEL "F":

TOGETHER WITH an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence East 109 feet to the true point of beginning;
thence East along the meander line 239.65 feet;
thence South 44.55 feet;
thence West 239.65 feet, more or less;
thence North 30 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "G":

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meandering corner on the West section line of said section;
thence North 88°07'33" East along the meander line 219.05 feet;
thence South 0°02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning;
thence North 89°58' West a distance of 20 feet, more or less, to the East line of that certain tract sold to Paul Billeter et ux by instrument recorded July 26, 1967, under Auditor's File No. 702409;
thence South along said East line and said East line extended, a distance of 83 feet, more or less, to a point which bears North 89°58' West a point on the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, which lies 83 feet from the South line of said Metzker Tract when measured along said East line;
thence South 89°58' East a distance of 148.83 feet, more or less, to the East line of said Green Tract;
thence North along the East line of said Green Tract 83 feet to the South line of the said Metzker Tract;
thence West along said South line 129.64 feet to the true point of beginning,



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DESCRIPTION CONTINUED:

PARCEL "G" Continued:

EXCEPT that portion lying West of the East line of the following described tract:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence Easterly along the meander line 219.05 feet;
thence South 33.56 feet to the true point of beginning;
thence South 430 feet, more or less, to the County road;
thence West 20 feet;
thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed to James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052;
thence West 10.78 feet;
thence North 50 feet;
thence East 30 feet to the point of beginning. (Said Parcel also known as Tract A of Short Plat No. 35-73.)

TOGETHER WITH an easement for ingress, egress and utilities of the East 10 feet of Tracts B and C of said Short Plat No. 35-73.

Situate in the County of Skagit, State of Washington.

PARCEL "H":

An undivided 1/16th interest in an irregular shaped roadway described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence Easterly along the meander line 219.05 feet;
thence South 33.56 feet to the true point of beginning;
thence South 430 feet, more or less, to the County road;
thence West 20 feet;
thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052;
thence West 10.78 feet;
thence North 50 feet;
thence East 30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "I":

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meandering corner on the West section line of said section;
thence North $88^{\circ}07'33''$ East along the meander line, 219.05 feet;
thence South $0^{\circ}02'$ West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning;
thence North $8^{\circ}58'$ West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H. Billeter, husband and wife, by instrument recorded July 26, 1967, under Auditor's File No. 702409;
thence South along said East line 79.20 feet, more or less, to the Southeast corner of said Billeter tract;
thence West along the South line of said Billeter tract 15 feet;
thence South $0^{\circ}02'$ West, 180 feet, more or less, to the North line of the existing public road commonly referred to as the Blue Heron Road;
thence North $86^{\circ}27'50''$ East along the North line of said road, 40 feet, more or less, to a point which lies South $86^{\circ}27'50''$ West, 121.72 feet from the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, when measured along the North line of said road;
thence North $0^{\circ}02'$ East 144.20 feet;
thence North $25^{\circ}10'42''$ East 35.37 feet;
thence North $0^{\circ}02'$ East, 83.00 feet, more or less, to the South line of said Metzker tract;
thence East along said South line a distance of 20 feet, more or less, to the true point of beginning,

EXCEPT that portion thereof lying within the boundaries of the above described Parcels "G" and "H".

Situate in the County of Skagit, State of Washington.

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DESCRIPTION CONTINUED:

PARCEL "J":

TOGETHER WITH an undivided 1/16th interest in the following described real property:

Tidelands of the second class, situated in front of, adjacent to or abutting upon that part of the shoreline of Lot 2, Section 25, Township 36 North, Range 2 East, W.M., extending from the Northwest corner of said lot to a point South 87°22' East 351.2 feet from said Northwest corner of said lot,

EXCEPT the West 2 chains thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "K":

TOGETHER WITH an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence East 109 feet to the true point of beginning;
thence East along the meander line 239.65 feet;
thence South 44.55 feet;
thence West 239.65 feet, more or less;
thence North 30 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

