



200104160112
Skagit County Auditor

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After Recording Return To:
Errol Hanson
P.O. Box 508
Sedro-Woolley, WA 98284

DOCUMENT TITLE: OPTION TO PURCHASE
GRANTORS: NEFF, VICTOR L. and NEFF, JUDITH H.
GRANTEES: HANSON, ERROL
LEGAL DESC.: Ptn of NE 1/4 of SE 1/4, 14-35-4 E WM
TAX PARCEL NO.: 350414-4-009-0002 (P36649)

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

APR 16 2001

Amount Paid \$ 0
Skagit County Treasurer
By: *hp* Deputy

OPTION TO PURCHASE

For and in consideration of the payment of FIFTY AND NO/100 (\$50.00) DOLLARS, the receipt of which is hereby acknowledged, VICTOR L. NEFF and JUDITH H. NEFF, husband and wife, hereby grant to ERROL HANSON, his heirs, successors and assigns, an option to purchase that real property located at 8780 Garden of Eden Road, Sedro-Woolley, WA 98284, being more particularly described as set forth in the attached Exhibit "A", which is incorporated herein by this reference.

The exercise of such option shall be subject to the following terms and conditions:

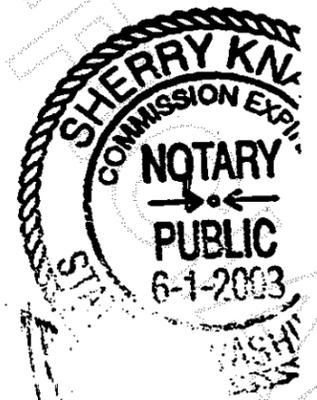
1. The option shall be exercised on or before March 1, 2009, by giving to the Grantors a written notice of the intent to exercise such option. Such notice shall be sufficient if in writing and delivered to the Grantors by certified mail at the above address;
2. The closing date shall be not more than 30 days after the notice of intent to exercise such option.
3. The purchase price for the described real property shall be \$81,000.00, which shall be paid upon the following terms and conditions:
 - a. Down Payment of \$10,000.00;
 - b. Monthly payments of \$500.00, with the first such payment due on or before 30 days from the date of closing, and like payments on the same day of each month thereafter, until such time as the full balance shall have been paid in full;
 - c. Interest shall accrue at the rate of Six and Three-Quarters (6.75%) Percent Per Annum;
 - d. The full balance of principal and interest shall be due and payable on or before Five (5) Years from the date of closing;
 - e. At closing, the Sellers shall pay all closing costs.

This grant of option is binding upon the heirs, successors and assigns of the Grantors.

Dated this 13TH day of ~~March~~ ^{April}, 2001.

Victor L. Neff
VICTOR L. NEFF

Judith H. Neff
JUDITH H. NEFF

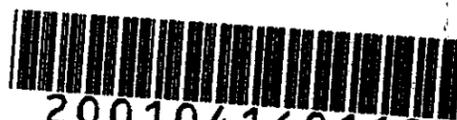
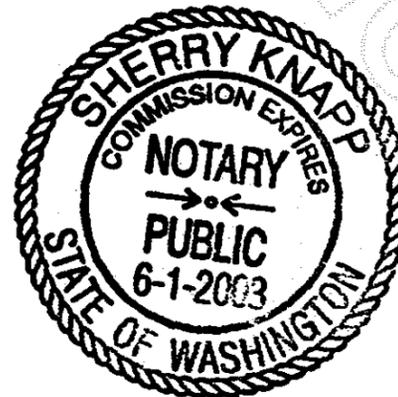


STATE OF WASHINGTON)
) ss.
County of Skagit)

On this day personally appeared before me VICTOR L. NEFF and JUDITH H. NEFF, 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.

Witness my hand and official seal this 13th day of April, 2001.

Sherry Knapp
NOTARY PUBLIC in and for the State of
Washington, residing at Burlington
My appointment expires 6-1-03.



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, Skagit County Auditor
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