



200203120085  
Skagit County Auditor

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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

By: *[Signature]*  
Skagit County Treasurer  
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 13<sup>TH</sup> day of ~~March~~ <sup>April</sup>, 2001.

*[Signature]*  
VICTOR L. NEFF

*[Signature]*  
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 13<sup>th</sup> day of April, 2001.

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



SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAR 12 2002

Amount Paid \$ 6  
Skagit County Treasurer  
By: [Signature] Deputy



200203120085  
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EXHIBIT "A"

the following description from a plat recorded in the County of Skagit, State of Washington: THAT PORTION OF THE SOUTH 1/5 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT COUNTY ROAD COMMONLY KNOWN AS THE GARDEN OF EDEN ROAD ALONG THE EAST SIDE THEREOF; AND THAT PORTION OF THE NORTH 10 FEET OF THE NORTH HALF OF THE NORTH WEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT COUNTY ROAD COMMONLY KNOWN AS THE GARDEN OF EDEN ROAD ALONG THE EAST SIDE THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL INTERSECTS THE WEST LINE OF THE SAID GARDEN OF EDEN ROAD RIGHT OF WAY; THENCE WESTERLY ALONG THE NORTH EDGE OF SAID TRACT 160 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST EDGE OF SAID ROAD, A DISTANCE OF 66 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH EDGE OF SAID TRACT A DISTANCE OF 160 FEET TO THE WEST EDGE OF SAID ROAD RIGHT OF WAY; THENCE NORTH A DISTANCE OF 66 FEET ALONG SAID WEST EDGE OF SAID ROAD RIGHT OF WAY TO THE POINT OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE RIGHT AND EASEMENT TO USE WATER FROM THAT CERTAIN WELL POINT NOW LOCATED 9 FEET WEST OF THE PROPERTY ABOVE DESCRIBED, AND 40 FEET SOUTH OF THE NORTH EDGE THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. SUBJECT TO: Easements, restrictions, exceptions and reservations of record, if any.

