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Return Address

SCHACHT & HICKS
ATTORNEYS AT LAW
PO BOX 1165
MOUNT VERNON WA 98273

Please print or type information

<p>Document Title(s) (or transactions contained therein):</p> <p>1. RIGHT TO PURCHASE</p> <p>2.</p> <p>3.</p> <p>4.</p>		LAND TITLE COMPANY OF SKAGIT COUNTY
<p>Reference Number(s) of Documents assigned or released: (on page ___ of document(s))</p>		
<p>Grantor(s) (Last name first, then first name and initials)</p> <p>1. DOW, JEANNE, individually and as Personal Representative</p> <p>2. of the Estate of GEORGE S. DOW, Deceased</p> <p>3.</p> <p>4.</p> <p>5. <input type="checkbox"/> Additional names on page ___ of document.</p>		
<p>Grantee(s) (Last name first, then first name and initials)</p> <p>1. CRANDALL, JEFFREY A.</p> <p>2. CRANDALL, JACQUELINE M.</p> <p>3.</p> <p>4.</p> <p>5. <input type="checkbox"/> Additional names on page ___ of document.</p>		
<p>Legal description (abbreviated: i.e. lot, block, plat or section, township, range)</p> <p>Ptn SE 1/r SW 1/4 Tax 38AAA</p> <p><input checked="" type="checkbox"/> Additional legal is on page EXHIBIT A of document.</p>		
<p>Assessor's Property Tax Parcel/Account Number</p> <p>P25696</p> <p>340417-0-097-0001</p> <p><input checked="" type="checkbox"/> Additional legal is on page EXHIBIT A of document.</p>		
<p>The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.</p>		

RIGHT TO PURCHASE

This agreement made and entered into this 31st day of July, 2002, by and between JEANNE DOW "Owner" and JEFFREY A. CRANDALL and JACKIE M. CRANDALL, husband and wife, "Buyer".

W I T N E S S E T H :

WHEREAS, Owner owns real property legally described in EXHIBIT "A" and located at 1307, 1309, 1311, 1315, 1317, 1319 and 1321 Fir Lane, Mount Vernon, Skagit County, Washington, and

WHEREAS, Buyer has purchased from Owner certain real property on 14th Street in Mount Vernon, Skagit County, Washington, being Skagit County Tax Accounts No. 340417-0-100-0006, 340417-0-101-0005 and

WHEREAS, Buyer desires to have a legally binding right to purchase the above described real properties and Owner desires to grant such a right to Buyer,

IT IS THEREFORE AGREED AS FOLLOWS:

1. FIRST RIGHT. Owner has previously granted and does memorialize that grant or right to purchase the above described properties in her son's, RONALD K. DOW and/or BRIAN S. DOW, who shall each possess the first right to purchase the above described real properties in the event that Owner should elect to sell to any party not mentioned in this agreement on the same terms and conditions as offered to any such person. Owner agrees to provide a written copy of any bona fide offer received for the purchase of



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any such property to RONALD K. DOW and BRIAN S. DOW within ten (10) days of the receipt of any such written offer. RONALD K. DOW and/or BRIAN S. DOW shall have fourteen (14) days from the receipt of such written offer to signify in writing that either or both has elected to exercise their right to purchase. Any such sale to RONALD K. DOW or BRIAN S. DOW must close within sixty (60) days of the date they signify their election to purchase. Failure to close the transaction by that date shall terminate the right to purchase.

2. SECOND RIGHT TO PURCHASE. JEFFREY A. CRANDALL and JACKIE M. CRANDALL, husband and wife, are hereby granted the second right to purchase upon the same terms and conditions as set forth in Paragraph 1 above. Their right to purchase shall only accrue in the event that RONALD K. DOW and/or BRIAN S. DOW fail to purchase, but shall terminate if RONALD K. DOW and/or BRIAN S. DOW purchase or receive the property by any transfer such as gift or bequest.

3. PURCHASE PRICE. The total purchase price and terms for the purchase of the above properties will be on the exact same terms and conditions as the terms accepted by Owner.

4. TITLE INSURANCE. Owner shall within ten (10) days of the receipt of Buyer's notice to purchase deliver to Buyer a policy of title insurance in the full purchase price or a report preliminary thereto showing merchantable title to said property.

5. ACCESS TO PROPERTY. Buyer, after electing to purchase, shall have the right to access the property to be purchased for the purposes of examining the property to assure Buyer that the property is appropriate for Buyer's intended use. Buyer shall be



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obligated to pay for any damages resulting from such activities in the event the right to purchase is not exercised. Buyer shall restore the property in a reasonable condition subsequent to Buyer's inspection of the property.

6. COSTS OF ENFORCEMENT. In the event the services of an attorney are incurred to enforce any covenant, condition or term of this agreement or to procure a nonjudicial, an adjudicated, involuntary or voluntary termination of any party's rights hereunder, including an action to collect any payment required hereunder, the parties agree that the nonprevailing party shall pay a reasonable sum as attorney's fees, whether or not suit is commenced, together with all court costs, costs of searching records, and costs of serving any notices required by law. Failure to pay said attorney's fees and costs incurred shall be deemed a substantial breach of this agreement.

IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first above written.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 02 2002

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

[Signature]

JEANNE DOW, individually and as personal
representative of the estate of OWNER
of GEORGE S. DOW, Deceased

[Signature]
JEFFREY A. CRANDALL

[Signature]
JACKIE M. CRANDALL

BUYER

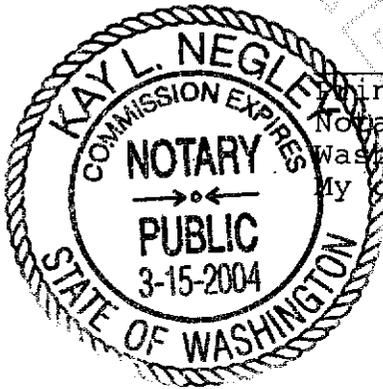


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STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JEANNE DOW is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: July 31, 2002.



Kay L. Negley

Printed name: KAY L. NEGLEY
Notary Public in and for the state of
Washington, residing at Mount Vernon
My commission expires: 3/15/2004



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RIGHT OF FIRST REFUSAL

TAX 38AAA BAT SE C OF SE1/4 SW1/4 TH N ALG E LI SD SE1/4 SW1/4 270FT TH
N 89-5 6W 330.22FT TH S 0-05-18 W 270FT TO S LI SE1/4 SW1/4 TH S 89-56 E
330.94FT TPB LESS 30FT CO RD R/W & TAX 38B 38AB

Parcel Number

P25696

340417-0-097-0001

EXHIBIT A



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