



200208220084  
Skagit County Auditor

8/22/2002 Page 1 of 2 12:14PM

Return Address:

Gerald Ryman Jr.  
P O Box 152  
Concrete, Wash. 98237

## OPTION TO PURCHASE REAL ESTATE

Indexing information required by the Washington State Auditor's/Recorder's Office, (RCW 36.18 and RCW 65.04) 1/97:

(please print last name first)

Reference # (If applicable):

Grantor(s) (Owner): (1) Kenneth R Corne (2) Edna A Corne Addl. on pg  
Grantee(s) (Purchaser): (1) Gerald M. Ryman Jr. (2) Ginger (Wm) Ryman Addl. on pg  
Legal Description (abbreviated): Lot 154 Bakerius Dr. Concrete Addl. legal is on pg  
Assessor's Property Tax Parcel /Account # Sedar Grove on the Skagit #64226

PP

WITNESSETH, That for and in consideration of the sum of thirty two thousand five hundred  
\$ 80/100 Dollars (\$ 32,500. ) paid by Optionee(s) to Optionor(s), the  
receipt whereof is hereby acknowledged, the Optionor(s) hereby give and grant unto the Optionee(s), \_\_\_\_\_ heirs,  
personal, representatives, and assigns, the right of purchasing, on or before the 1st day of September  
2007, the following described real estate situate in Skagit County, \_\_\_\_\_ to-wit:  
Lot 154 Bakerius Drive, Concrete, Wa 98237  
Cedar Grove on the Skagit

for the total purchase price of thirty two thousand five hundred Dollars (\$ 32,500 ),  
of which the sum of See attached amortization sheet Dollars (\$ \_\_\_\_\_ ), shall be paid in cash  
and the balance of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ )  
shall be paid as follows:

Six hundred fifty eight dollars & 98/100 on Dec 1 Sept-  
ember 2002 & each and every month thereafter on the  
1st day of each month until said property is paid in  
full - Not to exceed 60 monthly payments -  
Upon exercise of Option, Optionee will pay in &  
all incurred assessed taxes from 1 September 2002 through  
Date of maturity.  
Include the interest thereon at the rate of 8 per cent, per annum, from 1 September 2002

If the Optionee(s) elect(s) to purchase the said real estate pursuant to this Option, Optionee(s) shall give written notice of such



Option to Purchase Real Estate

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MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER.

to Optionor(s), by registered or certified mail at 46149 Baker Dr. Corvallis, WA 98237 on or before the 1st day of August 2007

If the Optionee(s) shall so elect to purchase said real estate, and shall mail a written notice of such election as herein provided within the time required, and shall tender the required amount of cash and deliver a promissory note for the balance, properly executed and payable in accordance with the terms agreed to herein, together with a real estate mortgage or deed of trust, real estate contract or other security acceptable to Optionor(s), securing said note, on the real estate hereinabove particularly described, then Optionor(s) agree(s) to convey the real estate to Optionee(s), heirs and assigns, by warranty deed, free and clear of all liens, encumbrances, or taxes, to the date of closing of the purchase. Optionor(s) further agree(s), that upon such election by Optionee(s), to deliver to Optionee(s), within thirty days after receipt of such written notice of election to purchase, a policy of title insurance in the full sum of thirty two thousand five hundred & 50/100 Dollars, (\$ 32,500.00 ) showing merchantable title to said real estate, and Optionee(s) shall have a reasonable time, not to exceed five days, to examine the title insurance and to complete and close said purchase.

If the Optionee(s) do(es) not exercise the privilege of purchase herein given and do(es) not fully perform the conditions herein within the time stated, the privilege shall wholly cease and terminate and the sum of paid improvements Amount to approximately \$25,919.00 herein paid by Optionee(s) shall be retained by Optionor(s).

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 22 2002

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

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

[Signature]  
Optionee(s)  
Angela Ryman

[Signature]  
Optionor(s)  
Edna A. Corne

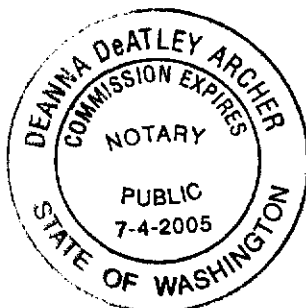
STATE OF WASHINGTON,

SS. (INDIVIDUAL ACKNOWLEDGEMENT)

County of SKAGIT

I certify that I know or have satisfactory evidence that GERALD M. RYMAN, JR., GINGER RYMAN, KENNETH R. CORNE AND EDNA A. CORNE is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 6TH day of AUGUST 2002



[Signature]  
Print Name Deanna DeAtley Archer  
Notary Public in and for the State of WASHINGTON  
My appointment expires: 7-4-2005



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