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200402240094
Skagit County Auditor

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Upon recording, please return to:

Langabeer, Tull & Lee, P.S.
P.O. Box 1678
Bellingham, WA 98227

ACCOMMODATION RECORDING

DOCUMENT TITLE:	MEMORANDUM OF (OPTION) AGREEMENT
GRANTOR:	MATTHEW E. BROWN and KATHLEEN A. BROWN, husband and wife; REBECCA ANNE HALL, individually; and JEFFREY P. HEILMAN, individually
GRANTEE::	SUNSHINE HOME MANAGEMENT COMPANY, L.L.C. and WINDSTAR, L.L.C.
ABBREVIATED LEGAL DESCRIPTION:	LOTS 1 THRU 27, INCLUSIVE, DECEPTION SHORES PLANNED UNIT DEVELOPMENT, TOGETHER WITH ALL OPEN SPACE AND COMMON AREAS, BEING A PORTION OF LOT 2, SP#93-049, IN GOVT LOTS 3, 4, 5 AND 6, SEC. 24, TWP. 34 N, R 1 E, W.M., SKAGIT COUNTY, WASHINGTON ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT "A" DOCUMENT
ASSESSOR'S TAX PARCEL NUMBER:	R118294 / 4780-000-001-0000; R118295 / 4780-000-002-0000; R118296 / 4780-000-003-0000; R118299 / 4780-000-006-0000; R118300 / 4780-000-007-0000; R118301 / 4780-000-008-0000; R118303 / 4780-000-010-0000; R118304 / 4780-000-011-0000; R118305 / 4780-000-012-0000; R118306 / 4780-000-013-0000; R118307 / 4780-000-014-0000; R118308 / 4780-000-015-0000; R118309 / 4780-000-016-0000; R118310 / 4780-000-017-0000; R118311 / 4780-000-018-0000; R118313 / 4780-000-020-0000; R118314 / 4780-000-021-0000; R118315 / 4780-000-022-0000; R118317 / 4780-000-024-0000; R118318 / 4780-000-025-0000; R118319 / 4780-000-026-0000; and R118320 / 4780-000-027-0000.

MEMORANDUM OF AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that **KATHLEEN A. BROWN**
and **MATTHEW E. BROWN**, wife and husband; **REBECCA ANNE HALL**, a
married person as to her separate property; and **JEFFREY P. HEILMAN**, a

ORIGINAL

married person as to his separate property (hereinafter collectively referred to as the "Owner"), and **SUNSHINE HOME MANAGEMENT COMPANY, L.L.C.**, an Arizona limited liability company, and **WINDSTAR, L.L.C.**, a California limited liability company, ("Buyer"), did on the 7th day of January, 2004, enter into an option agreement for the sale and purchase of the real property described as:

Lots 1, 2, 3 and Lots 6, 7, 8 and Lots 10, 11, 12, 13, 14, 15, 16, 17, 18 and Lots 20, 21, 22 and Lots 24, 25, 26, and 27, Deception Shores Planned Unit Development, recorded on September 10, 2001, in Skagit County, Washington, as Auditor's File No. 200109100117, records of Skagit County, Washington; situate in Government Lots 3, 4, 5, and 6, Section 24, Township 34 North, Range 1 East of W.M., Skagit County, Washington,

and the terms and conditions of the above-mentioned option agreement are incorporated herein by reference for all purposes as if fully set forth herein.

This Memorandum of Agreement is executed for the purpose of recording with the Office of the Auditor of Skagit County, Washington, in order to give notice of Buyer's right to purchase. It is not intended and shall not be construed to define, limit or modify any of the terms, provisions, or conditions thereof.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DATED this 26th day of January, 2004 **FEB 24 2004**

OWNER:

Amount Paid \$
By: Skagit County Treasurer
Deputy

Dated: Jan 24, 2004

Kathleen A. Brown
KATHLEEN A. BROWN

Dated: Jan. 26, 2004

Matthew E. Brown
MATTHEW E. BROWN

Dated: Jan. 28, 2004

Rebecca Anne Hall
REBECCA ANNE HALL

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Dated: Feb. 2, 2004

Jeffrey P. Heilman
JEFFREY P. HEILMAN

BUYER:

**SUNSHINE HOME MANAGEMENT
COMPANY, L.L.C., an Arizona limited
liability company**

Dated: 5 FEB 2004

By Robert M. Flick
Robert M. Flick, Member

**WINDSTAR, L.L.C., a California limited
liability company**

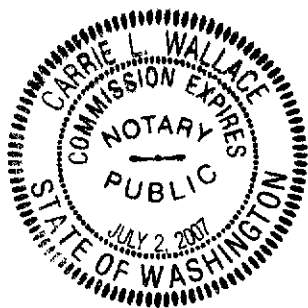
Dated: 5 FEB 04

By Arthur N. Wiener
Arthur N. Wiener, Member

STATE OF WASHINGTON)
County of Skagit) ss.

This is to certify that on the 26th day of January, 2004, before me, the undersigned Notary Public in and for the State of Washington, personally appeared KATHLEEN A. BROWN and MATTHEW E. BROWN, wife and husband, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Carrie L. Wallace
NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes
My commission expires July 2, 2007

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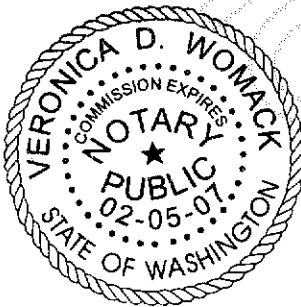
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STATE OF WASHINGTON)
County of Kitsap) ss.

This is to certify that on the 28th day of January, 2004, before me, the undersigned Notary Public in and for the State of Washington, personally appeared REBECCA ANNE HALL, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

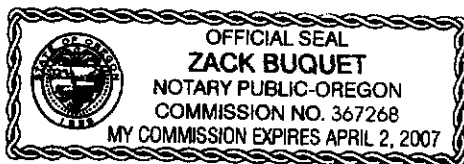


Veronica D. Womack
NOTARY PUBLIC in and for the State of
Washington, residing at Poulsbo.
My commission expires 2-5-07.

STATE OF OREGON)
County of MULTNOMAH) ss.

This is to certify that on the 2nd day of FEB, 2004, 2004, before me, the undersigned Notary Public in and for the State of Oregon, personally appeared JEFFREY P. HEILMAN, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Zack Buquet
NOTARY PUBLIC in and for the State of
Oregon, residing at 11640 CTR PTWD, OR
My commission expires 4-2-2007.



STATE OF WASHINGTON)
County of Whatcom) ss.

This is to certify that on the 5th day of February, 2004, before me, the undersigned Notary Public in and for the State of Washington, personally appeared ROBERT M. FLICK, to me known to be a Member of SUNSHINE HOME MANAGEMENT COMPANY, L.L.C., the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Maria Kim Patterson
NOTARY PUBLIC in and for the State of
Washington, residing at Bellingham
My commission expires 3-26-07.

STATE OF WASHINGTON)
County of Whatcom) ss.

This is to certify that on the 5th day of February, 2004, before me, the undersigned Notary Public in and for the State of Washington, personally appeared ARTHUR N. WIENER, to me known to be a Member of WINDSTAR, L.L.C., the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Maria Kim Patterson
NOTARY PUBLIC in and for the State of
Washington, residing at Bellingham
My commission expires 3-26-07.

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