

COVER SHEET



200507290209

Skagit County Auditor

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**RETURN TO:**

Stephen C. Schutt

P.O. Box 1032

Anacortes, WA 98221

**DOCUMENT TITLE(S) (or transactions contained herein):**

Notice of Conversion Condominium

COPY

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

|| ADDITIONAL REFERENCE NUMBERS ON PAGE \_\_\_\_  
OF DOCUMENT.

**GRANTOR(S) (Last name, first name and initials):**

1. George Terek and Margarita Terek, husband and wife

2.

3.

4.

|| ADDITIONAL NAMES ON PAGE \_\_\_\_ OF DOCUMENT.

**GRANTEE(S) (Last name, first name and initials):**

1. Cap Sante View Condos, LLC

2.

3.

4.

|| ADDITIONAL NAMES ON PAGE \_\_\_\_ OF DOCUMENT.

**LEGAL DESCRIPTION (Abbreviated: I.e., lot, block, plat or quarter, quarter, section, township and range):**

Beale's Maple Grove to Anacortes, Lots 11 through 15, Block 8

|| ADDITIONAL LEGAL(S) ON PAGE \_\_\_\_ OF DOCUMENT.

**ASSESSOR'S PARCEL/TAX I.D. NUMBER:** 3775-008-015-0000/P112514

|| TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE \_\_\_\_ OF DOCUMENT.

**TO ALL TENANTS OF CAP SANTE VIEW CONDOMINIUM**

**NOTICE OF CONVERSION CONDOMINIUM  
(RCW 64.34.440)**

You are hereby given formal written notice that the premises in which you now reside will be converted into individual condominium units pursuant to Revised Code of Washington 64.34. No tenant or subtenant may be required to vacate upon less than 90 days notice, except by reason of nonpayment of rent, waste, conduct that disturbs other tenants peaceful enjoyment of premises or act of unlawful detainer as defined in RCW 59.12.030, and the terms of the tenancy will not be altered during that period.

This Notice is served with a Public Offering Statement pursuant to RCW 64.34. Each tenant will be given the opportunity, for 60 days after the public offering statement, to purchase the unit they occupy at a price offered by the owner. For sixty days after delivery of the formal notice, the undersigned shall offer to convey each unit or proposed unit occupied for residential use to the tenant who leases that unit. If a tenant fails to purchase the unit during that sixty-day period, then the undersigned may offer to dispose of an interest in that unit during the following one hundred eighty days at a price or on terms more favorable to the offeree than the price or terms offered to the tenant only if: such offeror, by written notice mailed to the tenant's last known address, offers to sell an interest in that unit at the more favorable price and terms, and such tenant fails to accept such offer in writing within ten days following the mailing of the offer to the tenant. This does not apply to any unit in a conversion condominium if that unit will be restricted exclusively to nonresidential use or the boundaries of the converted unit do not substantially conform to the dimensions of the residential unit before conversion.

This preliminary notice is given as a courtesy to those tenants who either are not interested in purchasing a unit or do not believe they can obtain financing for such a purchase so they may make alternate choice for living accommodations in the future. No tenant will be required to vacate a unit for ninety days after the public offering statement is received.

You **MAY** be qualified to receive relocation assistance not to exceed five hundred dollars per unit if you elect not to purchase a unit and are in lawful occupancy for residential purposes. To qualify, you must meet the requirements of RCW 64.34.440 (e) (i) or (e) (ii) which include that the monthly household income from all sources on the date the notice is received, was less than an amount equal to eighty percent of the monthly median income for comparably sized households in the standard metropolitan statistical area, as defined and established by the United States department of housing and urban development, in which the condominium is located, or, if the condominium is not within

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a standard metropolitan statistical area, the monthly median income for comparably sized households in the state of Washington, as defined and determined by said department. The household size of the unit shall be based on the number of persons actually in lawful occupancy of the unit. The tenant or subtenant actually in lawful occupancy of the unit shall be entitled to the relocation assistance. IF YOU QUALIFY PURSUANT to the above guidelines, and provide verification to the owner of your qualification, relocation assistance shall be paid on or before the date the tenant or sub tenant vacates and shall be in addition to any damage deposit or other compensation or refund to which the tenant is otherwise entitled. Unpaid rent or other amounts owed by the tenant or subtenant to the landlord may be offset against the relocation assistance.

This document gives you certain legal rights, and requires you to make choices about your future living arrangements, depending upon your decision to purchase or not purchase the unit in which you presently reside. If you have questions, you should contact an attorney and confer with them about what rights and liabilities you may have pursuant to the Washington Condominium Act (RCW 64.34).

DATED and SIGNED this 29 day of July, 2005.

  
\_\_\_\_\_  
GEORGE TEREK  
OWNER / Landlord

  
\_\_\_\_\_  
MARGARITA TEREK  
OWNER / Landlord



SUPERIOR COURT SKAGIT COUNTY, WASHINGTON

GEORGE & MARGARITA TEREK., )

Owners, )

and )

HEATHER JOHNSON )

Tenants. )

NO.

PUBLIC OFFERING STATEMENT:  
AND NOTICE TO TENANTS OF  
CAP SANTE VIEW CONDOS

STATE OF WASHINGTON )

:SS

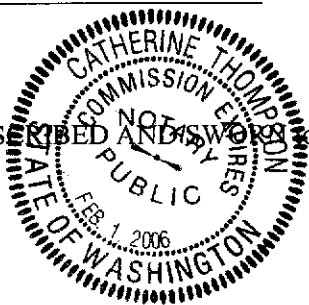
COUNTY OF SKAGIT )

The undersigned, being first duly sworn, upon oath, deposes and says: That he/she is now and at all times herein mentioned was a citizen of the United States and a resident of the State of Washington, over the age of eighteen years, not a party to or interested in the above entitled action and competent to be a witness and make service herein.

1. **PERSONAL SERVICE:** That on the 27<sup>th</sup> day of July, 2005, at 4:55 a/m./p.m., at 913 - 34<sup>th</sup> Street #B, Anacortes, in Skagit County, Washington, affiant duly served the above described documents in the above entitled matter upon Heather Johnson by then and there personally delivering a true and correct copy thereof to and leaving the same with Heather Johnson

George Terek  
Name

SUBSCRIBED AND SWORN to before me this 29 day of July, 2004.



Catherine Thompson  
Print Name

NOTARY PUBLIC in and for the State of Washington  
My commission expires: 2-1-06

AFFIDAVIT OF SERVICE - 1



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SUPERIOR COURT SKAGIT COUNTY, WASHINGTON

GEORGE & MARGARITA TEREK,, )

Owners, )

and )

GRACE SCHOCH )

Tenants. )

NO.

PUBLIC OFFERING STATEMENT:  
AND NOTICE TO TENANTS OF  
CAP SANTE VIEW CONDOS

STATE OF WASHINGTON )

:SS

COUNTY OF SKAGIT )

The undersigned, being first duly sworn, upon oath, deposes and says: That he/she is now and at all times herein mentioned was a citizen of the United States and a resident of the State of Washington, over the age of eighteen years, not a party to or interested in the above entitled action and competent to be a witness and make service herein.

**1. PERSONAL SERVICE:** That on the 27TH day of July, 2005, at 4:45 a.m./p.m., at 913 - 34<sup>th</sup> Street #A, Anacortes, in Skagit County, Washington, affiant duly served the above described documents in the above entitled matter upon Grace Schoch by then and there personally delivering a true and correct copy thereof to and leaving the same with Grace Schoch

George Terek  
Name

SUBSCRIBED AND SWORN to before me this 29 day of July, 2004.



Catherine Thompson  
Print Name

NOTARY PUBLIC in and for the State of Washington

My commission expires: 2-1-06

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SUPERIOR COURT SKAGIT COUNTY, WASHINGTON

GEORGE & MARGARITA TEREK., )  
 )  
 Owners, )  
 )  
 and )  
 )  
 SHERRY VEATCH )  
 )  
 Tenants. )

NO.

PUBLIC OFFERING STATEMENT:  
AND NOTICE TO TENANTS OF  
CAP SANTE VIEW CONDOS

STATE OF WASHINGTON )  
 )  
 ) :ss  
COUNTY OF SKAGIT )

The undersigned, being first duly sworn, upon oath, deposes and says: That he/she is now and at all times herein mentioned was a citizen of the United States and a resident of the State of Washington, over the age of eighteen years, not a party to or interested in the above entitled action and competent to be a witness and make service herein.

**1. PERSONAL SERVICE:** That on the 27th day of July, 2005, at 5:05 a.m./p.m., at 913 - 34<sup>th</sup> Street #C, Anacortes, in Skagit County, Washington, affiant duly served the above described documents in the above entitled matter upon Sherry Veatch by then and there personally delivering a true and correct copy thereof to and leaving the same with Sherry Veatch

George Terek  
Name

SUBSCRIBED AND SWORN to before me this 29 day of July, 2004.



Catherine Thompson  
Print Name  
NOTARY PUBLIC in and for the State of Washington  
My commission expires: 2-1-06

AFFIDAVIT OF SERVICE - 1



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Skagit County Auditor