

WHEN RECORDED RETURN TO:

Dave Huber
7304 10th Street SE
Everett, WA 98205



200603150067
Skagit County Auditor

3/15/2006 Page

1 of

4 11:19AM

**CHICAGO TITLE IQB2827
ACCOMODATION RECORDING**

Chicago Title Company has placed
this document for recording as a
customer courtesy and accepts no
liability for its accuracy or validity.

Chicago Title Insurance Company

425 Commercial Street - Mount Vernon, Washington 98273

DOCUMENT TITLE(s):

1. RIGHT OF FIRST REFUSAL

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional numbers on page _____ of the document

GRANTOR(s):

- 1. Richard D. Walker**
- 2. Joann B. Walker**

☐ Additional names on page _____ of the document

GRANTEE(s):

- 1. Dave Huber**
- 2. Rhonda Huber**

☐ Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

Ptn SE SW, Sec 23, T36N, R4E W.M.

☒ Complete legal description is on page 4 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

360423-3-004-0809/P49797

This cover sheet is for the County Recorder's indexing purposes only.
The Recorder will rely on the information provided on the form and will not read the document to
verify the accuracy or completeness of the indexing information provided herein.

Filed at the request of:
After recording:

Dave Huber
7304 10th Street SE
Everett, WA 98205

RIGHT OF FIRST REFUSAL

I. Recitals

- A) The Grantor, Richard D. Walker and Joann B. Walker, own the following described real estate:

Abbreviated Legal
Portion of the SE Qtr of the SW Qtr of Sec 23, Twn 36 N, R 4 E
Situate in the County of Skagit, State of Washington

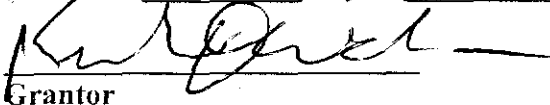
Full Legal attached as Exhibit A
Tax # 360423-3-004-0809

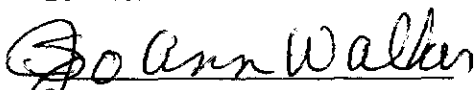
- B) The Grantee, Dave and Rhonda Huber, who's contact address is 7304 10th Street SE, Everett, WA 98205

II. Agreement

Should Richard D. Walker and Joann B. Walker elect to sell all or a portion of the real property described above, the Grantee shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. In the event the offer of sale includes any non-cash consideration, Grantee shall the right to substitute cash equal to the fair market value of the non-cash consideration included in the offer for sale. Upon the Grantee's failure to meet such bona fide offer within forty (40) days notice thereof from the Grantor, the Grantor shall be free to sell the real property or a portion thereof to such third person in accordance with the terms and conditions of the offer.

Dated this 12 day of March, 2006


Grantor


Grantor



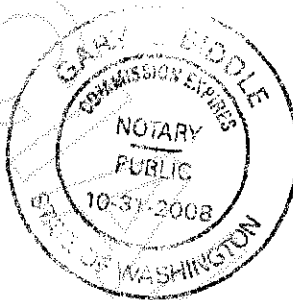
200603150067
Skagit County Auditor

3/15/2006 Page 2 of 4 11:19AM

State of Washington)
) ss.
County of SKAGIT)

I certify that I know or have satisfactory evidence that Richard D. Walker and Joann B. Walker are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the purposes mentioned in this instrument.

Dated 03-12-06



Gary L. Biddle
Signature
My appointment expires 10-31-08
Residing at Everett



200603150067
Skagit County Auditor

EXHIBIT A

Description:

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 36 North, Range 4 East, W.M. being more particularly described as follows:

Commencing at the Southwest corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, said point also being South 89 43' 54" East 1320.87 feet from the Southwest corner of said Section 23;
thence North 1 21' 51" West, along the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, 1096.04 feet;
thence South 84 35' 07" East 426.76 feet;
thence South 61 28' 57" East 340.00 feet to the true point of beginning;
thence North 10 17' 26" East 441.77 feet to the North line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North 89 59' 55" East, along said North line, 475.00 feet to the Northeast corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence South 2 58' 45" East, along the East line of said subdivision, 415.79 feet to a point that is North 88 03' 55" East from the true point of beginning.
thence South 88 03' 55" West 575.86 feet to the true point of beginning.

Subject to easements of record.

Situate in the County of Skagit, State of Washington



200603150067
Skagit County Auditor