



200606010149

Skagit County Auditor

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WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.
P.O. BOX 727
ANACORTES, WA 98221

FIRST RIGHT OF REFUSAL

GRANTORS: ALVOIS C. ERSFELD and MARY A. ERSFELD,
husband and wife

GRANTEES: THOMAS HAMMOND-DOEL and DEBORAH DOEL-HAMMOND,
husband and wife

FIRST AMERICAN TITLE CO.

LEGAL DESCRIPTION: Lot 3, Block 8, "HOLIDAY HIDEAWAY NO. 1", as per plat recorded in volume 8 of Plats, pages 36 through 42, inclusive, records of Skagit County, Washington.

TAX NO.: PULL088

88121
ACCOMMODATION RECORDING ONLY

THIS agreement is a first right of refusal by and between ALVOIS C. ERSFELD and MARY A. ERSFELD, husband and wife, hereinafter referred to as "Grantors", and THOMAS HAMMOND-DOEL and DEBORAH DOEL-HAMMOND, husband and wife, hereinafter referred to as "Grantees".

RECITALS

A. Grantors are the owners of the above described property situated in Skagit County, Washington which shall be hereafter referred to as "the property"; and

B. Grantors are selling Lot 4 which is a lot adjoining the property to Grantees and as a part of the purchase agreement agree to grant unto Grantees a first right of refusal to purchase the property and in consideration of Grantees closing the purchase of Lot 4 the parties agree as follows:

AGREEMENT

The Grantors hereby grant a first right of refusal to Grantees to purchase the property upon the following terms and conditions:

FIRST RIGHT OF REFUSAL - 1

1. In the event that Grantors receive a bona fide offer of purchase from a third party, then in that event, Grantees shall have the right to purchase the property for the same price and upon the same terms and conditions.

2. A bona fide offer of purchase shall be evidenced by a real estate purchase and sales agreement with an earnest money provision signed by the offeror setting forth the offered purchase price and terms of purchase.

3. Upon receipt of such offer by Grantors, they shall give written notice to Grantees of receipt of the offer to purchase together with a copy of the proposed offer. Grantees shall have 15 days from the receipt of said notice in which to exercise its first right of refusal.

4. In the event that Grantees elect to exercise its first right of refusal, they shall give written notice to Grantors. The notice shall include a real estate purchase and sales agreement with earnest money provisions signed by Grantees setting forth the terms of purchase. The sale shall be closed within 30 days of the receipt by Grantors of Grantees election to purchase.

5. In the event that Grantees elect not to exercise their first right of refusal, then in that event, they shall give written notice to Grantors of their election not to purchase. In the event that they fail to give said written notice, the signing of an affidavit by Grantors that they have not received said written notice shall be deemed to be conclusive proof that Grantees have waived the right to purchase.

6. This first right of refusal shall be a personal right to Grantees and their heirs and shall not inure to the benefit of any other future owners of the property and this right shall not be assignable.

DATED: 5-31-06

Alvois C. Ersfeld
ALVOIS C. ERSFELD

DATED: 5-31-06

Mary A. Ersfeld
MARY A. ERSFELD

FIRST RIGHT OF REFUSAL - 2



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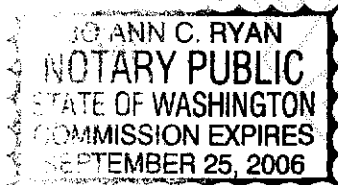
STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that
ALVOIS C. ERSFELD and MARY A. ERSFELD signed this instrument
and acknowledged it to be their free and voluntary act for
the uses and purposes mentioned in the instrument.

DATED: 5-31-06

JoAnn C. Ryan

Notary Public in and for the State of
Washington, residing at Anacortes.
My appointment expires: 9-25-06.



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