



200607270212
Skagit County Auditor

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Document Title: REAL ESTATE CONTRACT FOR THE
SALE OF A BUILDING AS REAL ESTATE WITH
OPTION TO PURCHASE

Reference Number:

Grantor(s):

additional grantor names on page ___

1. RUTH MOORE

2.

Grantee(s):

additional grantee names on page ___

1. ZACHARY R. LINN

2.

Abbreviated legal description:

full legal on page(s) 1

SALE OF SH&P
Building Only

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

P40083

3813
SKAGIT COUNTY, WASHINGTON
Real Estate Excise Tax

JUL 27 2006

Amount Paid \$ 539.00
Skagit County Treasurer
By: *YR* Deputy

After filed return to: Zachary R. Linn
26498 Burmaster Road
Sedro Woolley, WA 98284.

**Real Estate Contract
for the
Sale of a Building as Real Estate with Option to Purchase Land**

IT IS HEREBY AGREED this date the 20th of July 2006 between Ruth Moore (hereinafter referred to as the GRANTOR) who lives at 9179 Harrison Road, Sedro Woolley, WA 98284, and her grandson Zachary R. Linn (hereinafter referred to as the GRANTEE) living at 26498 Burmaster Road, Sedro Woolley, WA 98284, that the GRANTOR sells to the GRANTEE and the GRANTEE buys from the GRANTOR the below described real estate according to the following described terms and conditions:

DESCRIPTION OF PROPERTY. The property purchased by the GRANTEE from the GRANTOR is the shop building – the building only - located on that real estate owned by the GRANTOR described as:

Skagit County Parcel P40082 described as: Open Space #344 #751604 1972 TRF #808426 the North Half of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter lying East of the County Road and also less the South 120 feet of the West 176 feet thereof.

The building is to remain on the property where it is currently located.

This shop is 35 feet 10 inches wide from North to South and 31 feet 8 inches in depth from East to West. It is located 18 feet from the Northern Boundary of Skagit County Parcel P40083, described as (0.48 AC) S 120 FT of W 176 FT of N1/2 SW ¼ NW ¼ NE ¼ LY E of CO RD, and it is 57 feet East from the center of Skagit County Road known as Harrison Road

SALES PRICE. This building is being sold by the GRANTOR to the GRANTEE for Thirty Thousand Dollars (\$30,000.00).

TERMS OF SALE. The GRANTEE will pay to the GRANTOR a down payment of one thousand dollars (\$1,000.00) and the remainder will be paid with monthly installments not less than three hundred forty dollars (\$340.00) per month until the remaining principle is paid. Payments will be due on or before the 10th of each month beginning with August 10th 2006. The GRANTEE will pay five percent (5%) interest on the unpaid principle. After the total principle has been paid by the GRANTEE to the GRANTOR, the GRANTOR will provide a Quit Claim Deed to the GRANTEE for the building.

LEASE OF LAND WHERE BUILDING IS LOCATED. In a separate lease document the GRANTEE will lease from the GRANTOR the ground on which the acquired building is located.



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Rm. 32

OPTION TO PURCHASE. The GRANTEE will have an option to purchase for one hundred forty thousand dollars (\$140,000) the land on which the building is located and adjacent land, described as:

Skagit County Parcel P40082 described as: Open Space #344 #751604
1972 TRF #808426 the North Half of the Southwest Quarter of the
Northwest quarter of the Northeast Quarter lying East of the County Road
and also less the South 120 fee of the West 176 Feet thereof ; plus

Skagit County Parcel P40080 described as: Open Space #344 #751604 1972 TRNSF
#808426 the Northwest Quarter of the Northwest Quarter of the Northeast Quarter and
also less Tax 1.

This option will continue as long as the GRANTOR and GRANTEE have a lease in place and this option will be included in the estate of the GRANTOR.

PROPERTY TAXES AND STATEMENTS: Skagit County requested to transfer the portion of taxable real estate which is comprised of the aforementioned building to be taxable to the GRANTEE and to levy property taxes on this building separately from the land on which it is located and send the property tax statement to the GRANTEE at the above address until notified otherwise.

ACCEPTANCE AND SIGNATURES: By signing below the GRANTOR and GRANTEE indicate each of their agreements to this contract.

Signature of GRANTOR

Ruth Moore

Signature of GRANTEE

[Handwritten Signature]

Acknowledgement of Notary

State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Ruth Moore, the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the purposes mentioned in this instrument.

Date: July 20, 2006

Notary Signature: Patricia A. Castleberry

Notary Public in and for the State of Washington
Residing at Hardy Valley
My appointment expires Sept 15, 2007

