Return Address:

200609270119

Lynn O. Hurst Montgomery Purdue Blankinship & Austin, PLLC 5500 Columbia Center 701 Fifth Avenue Seattle, WA 98104-7096 Skagit County Auditor 9/27/2006 Page 1 of 511:31AM

MEMORANDUM OF OPTION TO PURCHASE REAL PROPERTY

Reference Number(s) of related document(s): N/A.

Grantor: J&J Skagit L.L.C.

Grantee: Skagit County Public Hospital District #304 (d/b/a United General Hospital)

Legal Description (abbreviated): <u>PTN NE, SEC 27, T35N, R4EWM</u> Full legal(s) on <u>Exhibit A</u>.

Assessor's Tax Parcel ID Number: <u>350427-1-002-0102; 350427</u>-1-003-0100; 350427-1-020-0008

MEMORANDUM OF OPTION TO PURCHASE REAL PROPERTY

1. PURPOSE OF MEMORANDUM OF OPTION. This Memorandum of Option to Purchase is recorded in order to give actual and constructive notice to all other persons of the grant of an option ("Option") to purchase, on certain terms and conditions, Grantor's leasehold interest in certain real property ("hereafter "Option") located in the County of Skagit, State of Washington, between the grantor and grantee identified below and of the rights and interests of such grantor and grantee.

- 2. PARTIES.
 - 2.1 GRANTEE. The grantee under the Option is SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT #304 (d/b/a United General Hospital), a Washington municipal corporation, whose present address is:

Chief Executive Officer Skagit County Public Hospital District #304 United General Hospital 2000 Hospital Drive SKAGIT COUNTY WASHINGTON Sedro-Woolley, Washington 98282-4327 REAL ESTATE EXCISE TAX

SEP 27 2006

Amount Pakir\$

Skagit Co. Treasurer

Debuty

PAGE - 1

MAY 24, 2006

MEMORANDUM OF OPTION OF REAL PROPERTY MONTGOMERY PURDUE BLANKINSHIP & AUSTIN PLLC

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

ACCOMMODATION RECORDING

By

GRANTOR. The grantor under the Option is J & J SKAGIT L.L.C., a Washington limited liability company, whose present addresses are:

c/o Mr. John Walker or John Teutsch Teutsch Partners LLC Suite 330, Market Place II 2001 Western Avenue Seattle, WA 98121

2.2

3. **REAL PROPERTY AFFECTED BY THE OPTION.** The real property affected by the Option is legally described on Exhibits A and B to this Memorandum which Exhibits are incorporated herein by this reference.

4. **TERM OF OPTION.** The term of the Option will expire approximately prior to December 31, 2007.

5. SUCCESSORS. The covenants and conditions of the Option are binding on and inure to the benefit of the heirs, successors, executors, administrators, assigns, and personal representatives of the grantor and grantee.

6. ALL TERMS NOT CONTAINED IN THIS MEMORANDUM. All of the terms of the Option are not contained in this Memorandum and any person who is potentially interested in the affected real property should make further inquiry of the parties hereto.

Public Hospital District No. 304, Skagit County, Washington

By: Name: Its: J&J Skagit LLC, a Washington limited liability company Bv: 201 Name/ Its: ment A MANACONK STATE OF WASHINGTON) ss. COUNTY OF Skaget I certify that I know or have satisfactory evidence that $M_{\Lambda} \circ \alpha$ Rood is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the MEMORANDUM OF OPTION OF REAL PROPERTY PAGE - 2 MONTGOMERY PURDUE BLANKINSHIP & AUSTIN PLLC MAY 24, 2006

00609

9/27/2006 Page

Skagit County Auditor

2 of

511:31AM

<u>CEO</u> of PUBLIC HOSPITAL DISTRICT NO. 304, SKAGIT COUNTY, WASHINGTON, to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this 15t day of _____, 2006.



(Signature of Notary)

(Print or stamp name of Notary) NOTARY PUBLIC in and for the State of Washington, Residing at <u>Section Woolly</u> My Appointment Expires: <u>April 14</u>, 2009

STATE OF WASHINGTON

COUNTY OF King

I certify that I know or have satisfactory evidence that \underline{John} \underline{Walker} is the person who appeared before me, and said person acknowledged that <u>he</u> signed this instrument, on oath stated that <u>he</u> was authorized to execute the instrument and acknowledged it as the <u>managing member</u> of J & J SKAGIT LLC, to be the free and voluntary act and deed of said limited Nability company, for the uses and purposes mentioned in the instrument.

) ss.

WITNESS my hand and official seal hereto affixed this 5th day of June, 2006.



(Signature of Notary)

(Print or stamp name of Notary) NOTARY PUBLIC in and for the State of Washington, Residing at SpaffeMy Appointment Expires: D2/19/2010

9/27/2006 Page

MEMORANDUM OF OPTION OF REAL PROPERTY MONTGOMERY PURDUE BLANKINSHIP & AUSTIN PLLC PAGE - 3 MAY 24, 2006



3 of 511:31AM

<u>Exhibit A</u>

Building Parcel

Building Legal Description

That portion of the west half of the southeast quarter of the northeast quarter of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the southeast corner of Parcel F as shown on survey for United General Hospital Dist. #304, recorded under Auditor's File Number 200504290057; thence S $61^{\circ}42'33''$ along the south line of Parcel F and Parcel B of said survey, a distance of 347.16 feet to the most southerly corner of Parcel B; thence N. 56° 49'37'' W along the south line of said Parcel B, a distance of 41.43 feet; thence N 00°00'00'' E, a distance of 323.41 feet to the point of beginning of this description; thence N 90°00'00'' E, a distance of 343.05 feet to the east line of said Parcel F; thence N 00°50'50'' E along the east line of said Parcel F, a distance of 153.80 feet to the northeast corner of said Parcel F; thence S 88°21'23'' E along the south line of Parcel G of said survey, a distance of 96.70 feet to the southeast corner of said Parcel G; thence N 00°50'50'' E along the east line of said Parcel G, a distance of 50.00 feet to the south line of the north 50 feet of said Parcel G; thence N 88°21'23'' W along the south line of said north 50 feet, a distance of 442.91 feet; thence S 00°00'00'' W, a distance of 213.71 feet to the point of beginning of this description. Situate in the City of Sedro Woolley, Skagit County, Washington. Containing 1.76 acres.

MEMORANDUM OF OPTION OF REAL PROPERTY MONTGOMERY PURDUE BLANKINSHIP & AUSTIN PLLC PAGE - 4 MAY 24, 2006



<u>Exhibit B</u>

Parking Easement Parcel Legal Description

That portion of the west half of the southeast quarter of the northeast quarter of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the southeast corner of the east line of Parcel F as shown on survey for United General Hospital Dist. #304, recorded under Auditor's File Number 200504290057; thence S $61^{\circ}42'33''$ W along the south line of Parcel F and Parcel B of said survey, a distance of 347.16 feet to the most southerly corner of Parcel B; thence N $56^{\circ}49'37''$ W along the south line of Parcel B, a distance of 41.43 feet; thence N $00^{\circ}00'00''$ E, a distance of 323.41 feet; thence N $90^{\circ}00'00''$ E, a distance of 343.05 feet to the east line of said Parcel F, thence S $00^{\circ}50'50''$ W along the east line of said Parcel F, a distance of 181.47 feet to the point of beginning of this description.

Situate in the City of Sedro-Woolley, Skagit County, Washington.

Containing 2.12 acres.

MEMORANDUM OF OPTION OF REAL PROPERTY MONTGOMERY PURDUE BLANKINSHIP & AUSTIN PLLC PAGE - 5 MAY 24, 2006



9/27/2006 Page 5 of 511:31AM