

After recording return document to:

State of Washington  
Department of General Administration  
Buildings, Grounds & Real Estate Services  
P O Box 41015  
Olympia WA 98504-1015



200610090059  
Skagit County Auditor

10/9/2006 Page 1 of 5 1:00PM

**Document Title:** Amendment to Purchase and Sale Agreement

**Seller:** State of Washington, State Board for Community and Technical College

**Purchaser:** Overlook Crest LLC

**Legal Description:** Lot B, West View and ptn. Gov't Lot 8 in 36-34-4

**Assessor's Tax Parcel Number:** P74765, P29895, P29989

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

200609110007

OCT 09 2006

**AMENDMENT TO  
PURCHASE AND SALE AGREEMENT**

Amount Paid:   
By Skagit Co. Treasurer  
Dep. 

This Amendment to Purchase and Sale Agreement ("Amendment") modifies that certain Purchase and Sale Agreement dated August 3, 2006, and is made and entered into between the State of Washington, State Board for Community & Technical College, formerly known as the State Board for Community and Technical College Education, acting through the Department of General Administration ("Seller"), and Overlook Crest LLC, whose address is 103 N. Township, Sedro-Woolley, Washington 98284 ("Purchaser").

Legal description:

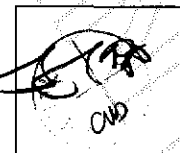
PARCEL A:

That portion of Government Lot 8 of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, lying South of a line running East and West, 10 rods North of and parallel with the South line of said Lot 8, and lying Westerly of the Westerly right-of-way line of the Northern Pacific Railroad right-of-way;

EXCEPT road:

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, in the Southeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, which lies Westerly of the centerline of said right-of-way and between the Easterly extensions of both the North and South lines of the South 165 feet of said subdivision;

EXCEPT that portion thereof lying within the County road right-of-way established by that certain easement recorded April 10, 1979, under Auditor's File No. 7904100016, records of Skagit County, Washington.



Situated in Skagit County, Washington.

PARCEL B:

Tract B, WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, according to the plat thereof recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington;

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining the Plat of West View, Replat of Block 40, Montborne, according to the plat thereof recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between both the Easterly extension of the North line of Tract B and the Northeasterly extension of the centerline of an unnamed roadway lying between Lot 24 and Tract B of said plat;

EXCEPT that portion thereof, if any, lying within a county road right-of-way. Situated in Skagit County, Washington.

The purpose of this Amendment is as follows:

- 1) Seller acknowledges Purchaser electing to extend the original Closing Date and to delete the Date of Closing per paragraph 7 of the original Purchase and Sale Agreement dated August 3, 2006, and replace with the following Date of Closing, which will be on or before October 16, 2006.

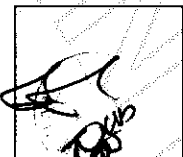
7. Date of Closing. Closing of this transaction shall occur in the offices of the Closing Agent, on or before October 16, 2006. For purposes of this Agreement the "closing" shall have occurred when all appropriate documents are recorded and the proceeds of the sale are available for disbursement to Seller.

- 2) To add the following new paragraph:

7.3 Seller acknowledges receipt of a \$10,000.00 deposit with Chicago Title Escrow of Burlington, Washington, as consideration for extension of the Closing Date to on or before October 16, 2006. Said deposit shall be non-refundable, but shall apply to the purchase price if Closing occurs on or before October 16, 2006. In the event the Purchaser wishes to extend the Closing Date beyond October 16, 2006, the Seller agrees that the Purchaser may extend the closing date no later than November 30, 2006, by paying an additional Ten Thousand Dollars and No Cents (\$10,000.00) which is non-refundable, but shall apply to the purchase price at closing.

- 3) The parties recognize that the State Board for Community and Technical College is the state agency successor to the State Board of Community College Education.

All other terms, conditions, covenants, and amendments to the Purchase and Sale Agreement, unless specifically altered, modified, or changed herein, remain in full force and effect.



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The effective date of this amendment is September 7, 2006.

IN WITNESS WHEREOF, the parties subscribe their names.

**Overlook Crest LLC**

By: [Signature]

Title: Managing Member

Date: Sept. 21, 2006

STATE OF WASHINGTON

State Board for Community and Technical College  
Acting through the Department of  
General Administration

By: [Signature]  
Robert A. Bippert, Senior Deputy Assistant  
Director, Buildings, Grounds & Real Estate  
Services

Date: 10/4/06

By: [Signature]  
Gloria Fletcher, Property and Acquisition  
Manager, Buildings, Grounds & Real Estate  
Services

Date: 10/2/06

APPROVED AS TO FORM:

Date: [Signature]  
By: 9/27/06  
Assistant Attorney General



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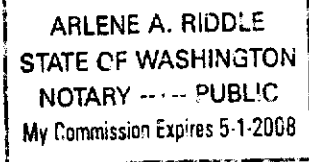
Skagit County Auditor

[Signature]  
06 28

STATE OF Washington )  
County of Skagit ) ss.

On this 21<sup>st</sup> day of September, 2006 before me personally appeared Robert W. Janicki and said person(s) acknowledged that he signed this instrument, and on oath stated that he was authorized to execute the instrument and acknowledged it as the Authorized Member of Overlook Crest Ltd to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Arlene A Riddle  
Notary Public in and for the State of Washington,  
Residing at Sedro-Woolley  
My commission expires 5-1-08

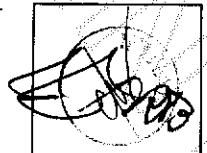
STATE OF WASHINGTON )  
County of Thurston ) ss.

I, the undersigned, a Notary Public, do hereby certify that on this 2<sup>nd</sup> day of October, 2006, personally appeared before me GLORIA FLETCHER, Property and Acquisition Manager, Buildings, Grounds & Real Estate Services, Department of General Administration, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that she signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that she was duly authorized to execute said document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]  
Notary Public in and for the State of Washington,  
Residing at Olympia  
My commission expires 3-21-09

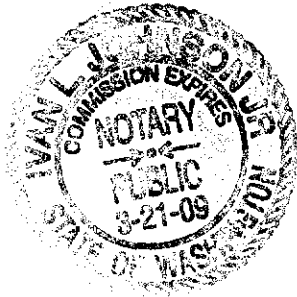



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STATE OF WASHINGTON )  
 ) ss.  
County of Thurston )

I, the undersigned, a Notary Public, do hereby certify that on this 4<sup>th</sup> day of October, 2006, personally appeared before me ROBERT A. BIPPERT, Senior Deputy Assistant Director, Buildings, Grounds & Real Estate Services, Department of General Administration, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



  
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Notary Public in and for the State of Washington,  
Residing at Olympia  
My commission expires 3-21-09



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