

AFTER RECORDING RETURN TO:



200612110164

Skagit County Auditor

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William C. Witting
9105 Samish Island Road
Bow, Washington 98232

Abbrev. Leg.	Ptn of NE 1/4 of NE 1/4 of Sec. 31, T35N, R4E, WM
Tax Parcel Nos.	350431-1-005-0209/P38141; 350431-1-005-0308/P38142; 350431-1-012-0002/P38151
Grantor	Einer C. Knutzen Trust
Grantee	Witting, William

MEMORANDUM OF OPTION

THIS MEMORANDUM OF OPTION is made and entered into this

8th day of September, 2003, by and between Ronald C. Knutzen, Clifford J.

Sells, and Charles K. Barbo, as Trustees of the Einer C. Knutzen Testamentary Trust, as

Seller, or Optionor, and William C. Witting, a married man as his separate estate, as Buyer, or Optionee.

OPTION TO PURCHASE REAL PROPERTY

This is a memorandum of that certain Option Agreement dated September 8th, 2003, by and between the Seller and Buyer identified above, for the purchase of the following described property situated in Skagit County, Washington:

For full legal description, see EXHIBIT A, which is attached hereto and by this reference incorporated herein.

TERM

The Option shall expire on September 15, 2011.

PURPOSE OF MEMORANDUM

The purpose of this Memorandum of Option is for recording purposes, and the terms of this memorandum shall in no way modify the original Option agreement between the parties.

Dated September 8, 2003

William C. Witting


Lonald B. Kuiper

Clifford J. Sells, Trustee

Charles Earl

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 11 2006

Amount Paid \$
Skagit Co. Treasurer
By  Dep.

I certify that I know or have satisfactory evidence that WILLIAM C. WITTING is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

A circular notary seal for Karen R. Doran. The outer ring contains the text "KAREN R. DORAN" at the top and "STATE OF WASHINGTON" at the bottom. The inner circle contains the text "COMMISSION EXPIRES" at the top, "NOTARY" in the center, "PUBLIC" below "NOTARY", and "5-21-2005" at the bottom.

Notary Signature

Notary Signature: Karen R. Moran

Typed/printed notary name Karen R. Doran

Residing at Burlington, Vt.

My appointment expires 5-21-2008



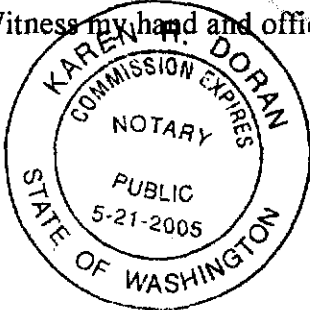
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STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that RONALD C. KNUTZEN is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged as Trustee of the Einer Knutzen Testamentary Trust to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Witness my hand and official seal hereto affixed this

5th day of May, 2003



Notary Signature

Karen R. Doran

Typed/printed notary name

Karen R. Doran

Residing at

Burlington, Wa.

My appointment expires

5-21-2005

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that CLIFFORD J. SELLS is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged as Trustee of the Einer Knutzen Testamentary Trust to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Witness my hand and official seal hereto affixed this ____ day of _____, 2003

Notary Signature _____

Typed/printed notary name _____

Residing at _____

My appointment expires _____



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STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that CHARLES K. BARBO is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged as Trustee of the Einer Knutzen Testamentary Trust to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Witness my hand and official seal hereto affixed this 2nd day of April, 2003

Notary Signature

Kathleen E. McNamara

Typed/printed notary name

Kathleen E. McNamara

Residing at

King

My appointment expires

6/29/05



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EXHIBIT A

NEW PARCEL "B" (P38142 AND P121038)

A PORTION OF THE FOLLOWING DESCRIBED PARCELS "A", "B", AND "C", IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. SAID PORTION LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31;
THENCE SOUTH 02°06'59" WEST 1036.41 FEET ALONG THE EAST LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°50'36" WEST 57.08 FEET TO THE WESTERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 1, ALSO BEING THE WESTERLY MARGIN OF BURLINGTON BOULEVARD;
THENCE CONTINUE SOUTH 89°50'36" WEST 180.86 FEET;
THENCE SOUTH 75°16'00" WEST 525.59 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 698.24 FEET, THROUGH A CENTRAL ANGLE OF 41°06'51"; AN ARC DISTANCE OF 501.04 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 34°09'09" WEST 439.20 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF SAID STATE HIGHWAY 1, (NOW INTERSTATE NO. 5) AND THE TERMINUS OF SAID LINE.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, EXCEPTIONS AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "A"

THAT PORTION OF THE SOUTH 410 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. LYING EAST AND SOUTH OF PRIMARY STATE HIGHWAY NO. 1 (NOW INTERSTATE NO. 5), AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED SEPTEMBER 22, 1955, UNDER AUDITOR'S FILE NO. 524515, AND AS CONDEMNED BY THE STATE OF WASHINGTON BY DECREE ENTERED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NOS. 24859 AND 25266, EXCEPT OLD HIGHWAY 99 ALONG THE EAST LINE THEREOF.

PARCEL "B"

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING EAST AND SOUTH OF PRIMARY STATE HIGHWAY NO. 1 (NOW INTERSTATE NO. 5), AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED SEPTEMBER 22, 1955, UNDER AUDITOR'S FILE NO. 524515, AND AS CONDEMNED BY THE STATE OF WASHINGTON BY DECREE ENTERED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NOS. 24859 AND 25266, EXCEPT THE SOUTH 410 FEET THEREOF; AND EXCEPT OLD HIGHWAY 99 ALONG THE EAST LINE THEREOF.



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PARCEL "C"

THAT PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING EAST OF PRIMARY STATE HIGHWAY NO. 1 (NOW INTERSTATE NO. 5), AS CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED AUGUST 3, 1955 AND RECORDED SEPTEMBER 22, 1955, IN VOLUME 273 OF DEEDS, PAGE 548, UNDER AUDITOR'S FILE NO. 524515, EXCEPT OLD HIGHWAY 99 ALONG THE EAST LINE THEREOF, AND

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT;
THENCE NORTH A DISTANCE OF 330 FEET ALONG THE WEST LINE OF NORTH GARL STREET (NOW BURLINGTON BLVD.);
THENCE WEST PARALLEL TO THE SOUTH LINE 132 FEET;
THENCE SOUTH PARALLEL TO NORTH GARL STREET 330 FEET;
THENCE EAST 132 FEET ALONG THE SOUTH LINE TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.



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