

WHEN RECORDED RETURN TO:

MICHAEL W. HAGAN, ATTORNEY  
1000 SE EVERET MALL WAY #202  
EVERETT WA 98208



200810100107

Skagit County Auditor

10/10/2008 Page

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2 3:31PM

## Chicago Title Insurance Company

425 Commercial Street – Mount Vernon, Washington 98273

IC46591

DOCUMENT TITLE(s)

**1. RESCISSION OF PURCHASE & SALE AGREEMENT**

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

**200703300160 AND 200804210226**

☐ Additional numbers on page \_\_\_\_\_ of the document

GRANTOR(s):

- 1. CHRIS & JANE FREDRICKSON**
- 2. JOHN BRITT ROGERS**
- 3. HEIDI HYLBACK**

☐ Additional names on page \_\_\_\_\_ of the document

GRANTEE(s):

- 1. ERIC KRANGNES**

☐ Additional names on page \_\_\_\_\_ of the document

ABBREVIATED LEGAL DESCRIPTION:

**LOT 1, SKAGIT COUNTY SHORT PLAT NO. PL 05-0126, RECORDED OCTOBER 12, 2005, UNDER AUDITOR'S FILE NO. 200510120073, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.**

☐ Complete legal description is on page \_\_\_\_\_ of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

**330407-3-002-0100/P123795**

☐ (sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature \_\_\_\_\_

This cover sheet is for the County Recorder's indexing purposes only.

The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

## RESCISSION OF PURCHASE & SALE AGREEMENT

1. **RELEASE.** The undersigned agree that the Agreement between them dated March 27 2007 1  
for purchase and sale of the property whose address is, 18257 P. Johnson Rd 2  
mt. kegan Washington, Zip 98213 and all other agreements or un- 3  
dertakings between them in respect to said property are hereby rescinded; and each releases the other and 4  
all real estate brokers and licensees involved with this sale from any and all present or future liability thereunder 5  
and/or in connection with said sale, other than as set forth hereinafter, provided, that nothing herein shall be 6  
construed to terminate any existing agency relationships unless otherwise agreed in writing. 7

2. **EARNEST MONEY.** The party holding the earnest money is authorized and directed to immediately disburse 8  
the earnest money as follows: EMA note - N/A 9  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ 12

3. **COMMISSION IF SOLD IN FUTURE.** If Seller shall, within six (6) months after the date hereof, sell said 13  
property to Buyers or someone acting on Buyer's behalf, Seller shall pay Listing Broker a commission of 14  
(check one) ☐ \$ N/A or ☐ N/A % 15  
of the sales price, less any portion of the above earnest money retained by Listing Broker. Provided if a 16  
commission is paid to another member of NWMLS in conjunction with such a sale, the amount of commission 17  
payable to Listing Broker shall be limited to the amount of commission which would have been payable 18  
pursuant to the Listing Agreement less any commission so paid to another member of NWMLS. "Sell" means 19  
a Purchase and Sale Agreement signed during said six months, regardless of when it closes. 20

BUYER Philip Hylback DATE 10/9/08 19 \_\_\_\_\_ 21

BUYER 1st FLP DATE 10-9-08 19 \_\_\_\_\_ 22

SELLER En David Wry DATE 10-9-08 19 \_\_\_\_\_ 23

~~BUYER~~ CL Lee DATE 10-9-08 19 \_\_\_\_\_ 24

~~SELLER~~ Enl Erickson - buyer DATE 10-9-08 19 \_\_\_\_\_ 25  
LISTING BROKER (COMPANY) N/A

BY \_\_\_\_\_ PRINT NAME \_\_\_\_\_ 26



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