

Return to:

Elliott W Johnson Inc PS
711 S. First St
Mount Vernon, WA 98273



200904130085

Skagit County Auditor

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First Option Agreement

Grantor(s):

Kathryn Boeholt and Randy Boeholt

☐ Additional names on page
___ of document

Grantee(s):

Lawrence M. Katsel and Nancy Lee Katsel

☐ Additional names on page
___ of document

Legal Description (abbreviated):

Ptn Lot 7 ANACO BEACH tgw tidelands

☒ Additional legal
description on Schedule "C"

Assessor's Tax Parcel Number:

3858-000-007-0000 R61817
3858-000-008-0009 R61820
3858-000-006-0001 R61815
350127-0-034-0007 R32387

**Reference (Auditor File Numbers
of Documents assigned, released or
amended:**

n/a

First Option Agreement

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12/16/99 11:23

Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA 98273
(360) 336-6502 Fax 336-5616
Email info@EWJLaw.com

This is an agreement between Kathryn Boeholt and Randy Boeholt, hereinafter referred to as "Boeholt" and Lawrence M. Katsel and Nancy Lee Katsel, hereinafter referred to as Katsel.

Boeholt have purchased, from John Cunningham, an undivided one-half interest in and to the real property described on Schedule "C". Katsel has furnished the purchase money and holds a lien on said property pursuant to a note and deed of trust executed contemporaneously herewith.

The property consists of two residential units both of which have the address of 4607 Anaco Beach Road, Anacortes, Washington. The purpose of this agreement is to memorialize certain understandings and agreements between the parties.

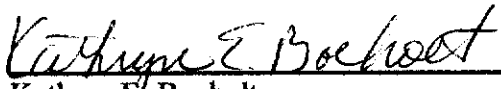
For and in consideration of the lending of moneys described above and the mutual promises and agreement contained herein, the parties agree as follows:

1. In the event that Katsel shall ever desire to sell his interest in and to said real property (other than a devise by will or gift) he shall first offer the same to Boeholt at a price which shall be one-half the then Skagit County assessed valuation for the entire parcel of real estate.
2. In the event that Boeholt shall ever desire to sell their interest in and to said real property they shall first offer the same to Katsel at a price which shall be one-half the then Skagit County assessed valuation for the entire parcel of real estate.
3. Katsel shall, at all times, have the exclusive right to occupancy and rents from the lower residential unit on said real property. Boeholt shall, at all times, have the exclusive right to occupancy and rents from the upper residential unit on said real property.
4. The parties shall equitably split all utilities, maintenance, taxes and insurance on the property during the entire period of joint ownership.

Dated 12-16-99, to be effective January 3, 2000.


Lawrence M. Katsel


Nancy Lee Katsel


Kathryn E. Boeholt


Randy Boeholt

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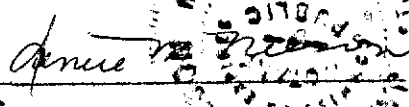
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Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA 98273
(360) 336-6902 Fax 336-8616
Email Info@EWJLaw.com

State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Kathryn Boeholt and Randy Boeholt appeared before me and acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12-16-99.



Notary Public
My appointment expires: 4-1-01

State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Lawrence M. Katsel and Nancy Lee Katsel appeared before me and acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12-16-99.



Notary Public
My appointment expires: 6-1-02

First Option Agreement

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SCHEDULE "C"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

That portion of Lot 7, "ANACO BEACH", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, described as follows:

Commencing at the Northwestern line of said Lot 7 at a point that is 85.5 feet Southwesterly from the Northwest corner of said Lot, the same being the Southwesterly point of Tract sold to Elmer E. Dennis et ux under real estate contract dated February 15, 1965 and recorded March 1, 1965, in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 662697;
thence Southwesterly along the Northwestern line of Lot 7 100 feet;
thence at right angles to the Northwestern line of Lot 7 Southeasterly to the Southeasterly line of said Lot;
thence Northeasterly along the Southeasterly line of Lot 7 100 feet to the Southeast corner of the aforementioned Dennis Tract;
thence Northwesternly at right angles along the Southwesterly line of the Dennis Tract to the Point of Beginning;

TOGETHER WITH that portion of the Southeasterly 20 feet of Lot 6 of said plat adjoining the above described tract and lying between the extended Southwesterly and Northeasterly lines thereof.

PARCEL "B":

An undivided 1/8th interest in the following described premises:

The Northwesternly 20 feet of Tract 8 in "ANACO BEACH", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington;

ALSO that portion of the following described tidelands which adjoin Lot 7 and the Northwesternly 20 feet of Lot 8 of said ANACO BEACH:

That portion of Tracts 2 and 3, Plate 3, ANACORTES TIDELANDS, lying in front of Government Lot 3, Section 27, Township 35 North, Range 1 East, W.M., as shown on the official map on file in the office of the Commissioner of Public Lands in Olympia, Washington, described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most Westerly point of Lot 6 of ANACO BEACH;
thence run Southwesterly to a point on the Southwesterly side of said Tract 2, also the inner harbor line, which is North 29° 23' 45" West 140.56 feet from the intersection of said inner harbor line with the East line of said Tract 2;
thence South 29° 23' 45" East along said inner harbor line 95.08 feet;
thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is North 52° 33' West 40.02 feet from the most Southerly corner of said Lot 8 of said ANACO BEACH;
thence North 52° 33' West 140.07 feet to said Point of Beginning.



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