

WHEN RECORDED RETURN TO:

William P. Christensen
Post Office Box 515
Anacortes, WA 98221



201007260064

Skagit County Auditor

7/26/2010 Page 1 of 5 10:43AM

Document Title: Right of First Refusal
Grantor: BRENT C. CHRISTENSEN
Grantees: WILLIAM P. CHRISTENSEN
KRISTENSEN L.L.C.
Abbrev. Legal Description: PTN GOV LT 5 AKA TR D S/P 13-81 AF# 8104270038 TGW
1/8 INT TR E SD S/P EXCEPT PORTION FOR STATE
HIGHWAY PER AF#9802030111 AND ALSO EXCEPT THE
SOUTH 27 FEET.
Assessor's Tax Parcel ID#: 340207-0-010-0405 / P20053

RIGHT OF FIRST REFUSAL

For value received, BRENT C. CHRISTENSEN, a single person ("Grantor") hereby grants to WILLIAM P. CHRISTENSEN, a married person as his separate estate, and KRISTENSEN L.L.C., a Washington Limited Liability Company ("Grantees") a right of first refusal to purchase the property described at Exhibit A hereto, on the following terms:

1. **The Property.** The property that is the subject of this Right of First Refusal is located in Skagit County, Washington and described in the attached Exhibit A.
2. **Notice of Sale.** If Grantor contemplates a specific sale of sale of said property or any portion thereof, Grantor shall notify Grantees thereof, describing in detail the terms of the contemplated sale. The furnishing to Grantees of a copy of the proposed contract of sale will constitute sufficient notice. The parties agree that a sale under a mortgage or deed of trust foreclosure, tax foreclosure, or other lien foreclosure will also trigger Grantees' right of first refusal.

3. **Exercise of Right.** Grantees, or either of them, shall have thirty (30) days after the date of the Notice of Sale within which to elect to purchase under the terms of said contemplated sale. Such election shall be made by written notice to Grantor and Grantees shall tender the earnest money down payment or price proposed in said contemplated sale. In the event that both Grantees wish to purchase the property, WILLIAM P. CHRISTENSEN shall have first priority as between them. Thereafter, the parties shall execute such contracts and other instruments of conveyance as are necessary to consummate said sale on the terms specified in the Notice of Sale. If Grantees fail to exercise this right to purchase as hereinabove provided, Grantor shall be free to sell under the terms stated or referred to in the Notice of Sale. If Grantees fail to so elect to purchase and the terms of the contemplated sale are materially changed, Grantees shall again be given notice as hereinabove provided and shall be given the same time within which to make an election to purchase on the changed terms. If Grantees fail to so exercise this right to purchase and Grantor does not consummate said contemplated sale, Grantees shall not be deemed to have relinquished the rights herein granted in the event of a future contemplated sale.

4. **Notice.** All notices required herein shall be in writing and mailed to the party to whom directed at the addresses hereinafter set forth or personally delivered to such party. Notice shall be deemed given when deposited in the U.S. Mail, postage prepaid, or if personally delivered, when received by a party. The parties' addresses for Notice purposes shall be following, unless or until one party informs the other in writing that Notice shall be sent to a different address:

Grantor: Brent C. Christensen, 6676 State Route 20, Anacortes, WA 98221

Grantees: William P. Christensen, Post Office Box 515, Anacortes, WA 98221
Kristensen L.L.C., Post Office Box 515, Anacortes, WA 98221

5. **Effectiveness.** This Right of First Refusal shall become effective upon execution by Grantor and Grantees, and remain in effect perpetually until Grantees, or either of them, have reacquired the property from Grantor or Grantor has sold the property after having given proper Notice of Sale to Grantees, with Grantees failing to exercise the Right of Refusal. This Right of



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Refusal shall run with the land at equity and at law and shall be binding upon and inure to the benefit of the parties' heirs, successors, and assigns.

6. **Non-Assignability.** Grantees' Rights under this Right of First Refusal are personal to them and may not be assigned to another party without Grantor's written consent. The passage of Grantees' rights to his heirs due to death shall not be deemed an Assignment.

7. **Request for Notice.** Request is hereby made that a copy of any notice of sale described in RCW 61.24.040(1)(f) under any Deed of Trust affecting the property described herein be sent by both first class and either registered or certified mail, return receipt requested, to William P. Christensen, Post Office Box 515, Anacortes, WA 98221.

Executed this 23rd day of July, 2010.

GRANTOR:


BRENT C. CHRISTENSEN

GRANTEES:


WILLIAM P. CHRISTENSEN


KRISTENSEN L.L.C.
BY WILLIAM P. CHRISTENSEN, MANAGER

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 26 2010

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy



201007260064
Skagit County Auditor

STATE OF WASHINGTON)
) :ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that BRENT C. CHRISTENSEN signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 23rd day of July, 2010.

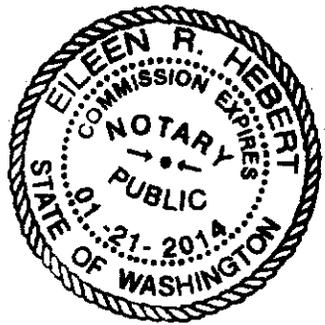


Eileen R. Hebert
Notary Public in and for the State of
Washington, residing at Anacortes
My appointment expires Jan 21, 2014

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that WILLIAM P. CHRISTENSEN is the person who appeared before me, and said person acknowledged that he signed the foregoing instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it, in his individual capacity and as Manager of Kristensen L.C.C., a Washington Limited Liability Company, to be the free and voluntary act and deed of such parties for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23rd day of July, 2010.



Eileen R. Hebert
Notary Public in and for the State of
Washington, residing at Anacortes
My appointment expires Jan 21, 2014



Exhibit "A"

Tract "D" of Short Plat No. 13-81, approved April 10, 1981, recorded April 27, 1981 in Volume 5 of Short Plats, pages 61 and 62, under Auditor's File No. 8104270038, and being a portion of Government Lot 5, Section 7, Township 34 North, Range 2 East, W.M.

EXCEPT the South 27 feet thereof, also

EXCEPT that portion conveyed to the State of Washington by deed recorded February 3, 1998, under Auditor's File No. 9802030111, records of Skagit County, Washington.

TOGETHER WITH an undivided 1/8th interest in Tract "E" of said Short Plat No. 13-81.

EXCEPT that portion conveyed to the State of Washington by deed recorded February 3, 1998, under Auditor's File No. 9802030111, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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