



201102230038

Skagit County Auditor

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Document Title:

Contract For Purchase & Sale

Reference Number :

Grantor(s):

☐ additional grantor names on page \_\_\_\_.

1. Liam Coughlan
2. Flavia Coughlan

Grantee(s):

☐ additional grantee names on page \_\_\_\_.

1. Britney Deann Carlson - Held
- 2.

Abbreviated legal description:

☐ full legal on page(s) \_\_\_\_.

Lot 21 "Plot of Sank River Estates"

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page \_\_\_\_.

P68873

CONTRACT FOR PURCHASE AND SALE

Liam Coughlan and Flavia Coughlan, husband and wife (SELLERS), of 1132 Douglas Terrace, Port Coquitlam, British Columbia, V3C 5X2, Canada, for the price of Three Thousand Dollars, in hand paid this day, AGREE TO SELL our interest in Lot 21, "PLAT OF SAUK RIVER ESTATES," as per plat recorded in Volume 8 of Plats, pages 13 and 14, records of Skagit County, Washington, with an approximate street address of 14771 River Lane, Concrete, Skagit County, Washington 98237, with an assessor's Property Tax Parcel/Account Number: P68873, and a Geographic ID: 3994-000-021-0007 to Britney Deann Carlson Helo, a single person (BUYER), of 17310 35<sup>th</sup> Avenue SE, Bothell, Washington, 98012, USA.

It is mutually agreed that:

The BUYER, Britney Deann Carlson Helo is responsible for property taxes for the entire 2011 tax year as well as all transaction costs including, but not limited to all Federal, State and Local Excise Taxes, State Technology Fees, Affidavit Processing Fees, Recording Fees, and Home Owners Association Fees.

It is also understood that:

The SELLERS are responsible for their personal income taxes due on the sale of the property.

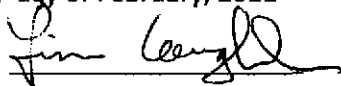
**GUARANTEE AND RIGHT OF REFUND:** For the sole benefit of the BUYER, Britney Deann Carlson Helo, a single person, the SELLERS, Liam Coughlan and Flavia Coughlan, husband and wife, GUARANTY and WARRANT that the property described above is free of any liens, claims on title, or rights of redemption, and, as such, in lieu of Title Insurance, and to allay any concerns of the BUYER, for a three year period ending December 3, 2013, if any such claim is forthcoming, the BUYER will, at her sole discretion, be entitled to a REFUND of the purchase price in exchange for the return of the deed, title and possession of the above noted property .

This right of REFUND for the BUYER is in addition to any and all existing legal rights of the BUYER, and does not in any way reduce or restrict the legal rights of the BUYER and in no way reduces or restricts the right of the BUYER to pursue an alternate remedy.

**ENTIRE AGREEMENT:** This agreement embodies and constitutes the entire understanding between the parties with respect to the transaction detailed herein.

Dated this 23rd day of February, 2011

SELLERS:

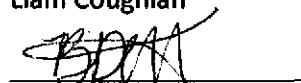


Liam Coughlan



Flavia Coughlan

BUYER:



Britney Deann Carlson Helo



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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that LIAM COUGHLAN and FLAVIA COUGHLAN are the persons who appeared before me, and said persons acknowledged that they signed and sealed this instrument of their own free and voluntary act.

Dated



  
Alana Pizzuto

Notary Public in the State of WA  
My appointment expires 12/12/2012