

RETURN ADDRESS:

Mr. Robert A. McConnell
Northgate Executive Center II
9725 3rd Avenue N.E., Suite 600
Seattle WA 98115-2060



201108100048

Skagit County Auditor

8/10/2011 Page

1 of

5 12:24PM

Document Title:	Option Agreement
Grantor(s):	Todd E. Wiersum and Brooke A. Wiersum, husband and wife
Grantee(s):	Anacortes Properties N.W., LLC
Legal Description:	PTN Gov. Lot 4, 2-34-1 E.W.M. (AKA PTN LOT 11 S.P. #6-90)
Assessor's Property Tax Parcel/Account Number(s):	340102-2-008-0403 P-105249



OPTION AGREEMENT

For Ten Dollars (\$10) and other good and valuable consideration, receipt of which is hereby acknowledged, Todd E. Wiersum and Brooke A. Wiersum, husband and wife ("Grantor") do hereby grant to Anacortes Properties N.W., LLC. ("Grantee") an Option to purchase that certain real property situate in the County of Skagit, State of Washington described as an easement area in Exhibit A, attached hereto and incorporated herein by reference, which real property is depicted on the survey marked Exhibit B attached hereto and incorporated herein by reference. References on A and B to an easement are for convenience purposes only, the purpose of this option is to acquire title to the property, and not an easement.


1. Option to Purchase. Grantor does hereby grant to Grantee the right and option to purchase the above-described real property for the sum of one dollar (\$1.00). This option may be exercised at any time provided only that Skagit County has approved the necessary lot line adjustment. Grantor shall cooperate and assist Grantee in obtaining the necessary lot line adjustment, all at no expense to Grantor.

2. This Option Agreement may not be assigned by the Grantee without the express, written consent of the Grantor; except that this Option may be assigned to the owners of Grantee at any time and without the consent of Grantor. This Option Agreement shall be binding upon Grantor and Grantee, their heirs, successors and assigns.

GRANTOR:


Todd E. Wiersum

Brooke A. Wiersum

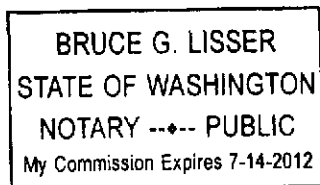
GRANTEE:



Anacortes Properties N.W., LLC.
by: Manager

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me, Todd E. Wiersum and Brooke A. Wiersum, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 9th day of August, 2011.



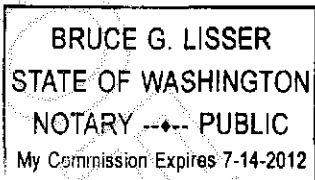

Printed name: Bruce G. Lisser
Notary Public in and for the State of
Washington, residing at MOUNT VERNON
My appointment expires: 7-14-12

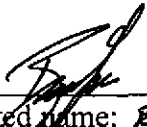
STATE OF WASHINGTON)
 : ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that David W. Rice is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the Managing Member of Anacortes Properties N.W., LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.



GIVEN under my hand and official seal this 9th day of August, 2011.

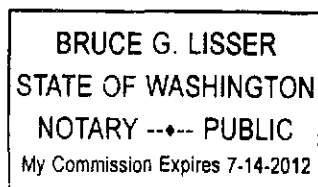


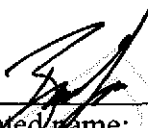

Printed name: BRUCE G. LISSER
Notary Public in and for the State of
Washington, residing at Mount Vernon
My appointment expires: 7-14-12

STATE OF WASHINGTON)
: ss.
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that Carolyn A. Rice is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledge it as the Manager of Anacortes Properties N.W., LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 9th day of August, 2011.




Printed name: BRUCE G. LISSER
Notary Public in and for the State of
Washington, residing at Mount Vernon
My appointment expires: 7-14-12



LISSER & ASSOCIATES, PLLC

320 Milwaukee St PO Box 1109 Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "A"

An exclusive easement for ingress, egress and utilities (and the maintenance thereof) over, under and across a portion of Lot 11, Skagit County Short Plat No. 6-90, approved March 12, 1991 and recorded March 12, 1991 in Volume 9 of Short Plats, page 326 under Skagit County Auditor's File Number 9103120066, being a portion of Revised Short Plat No. 68-80 and 90-77 in the Northwest 1/4 of Section 2, Township 34 North, Range 1 East, W.M., and being more particularly described as follows:

Commencing at the Northeast corner of said Lot 11, Skagit County Short Plat No. 6-90;
thence South 88°16'17" West along the North line of said Lot 11 for a distance of 54.00 feet to the Easterly most corner of that certain parcel conveyed to David and Carolyn Rice, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9905060108, also being an angle point on the South line of Lot 1 of Skagit County Short CaRD No. PL-01-0902 approved April 17, 2002 and recorded April 17, 2002 under Skagit County Auditor's File No. 200204170072 and being the TRUE POINT OF BEGINNING;
thence South 63°04'51" West along the South line of said Lot 1 for a distance of 91.04 feet to an angle point in said South line;
thence North 69°43'13" West (called North 69°41'47" West on previous deed) for a distance of 103.40 feet to an angle point in said South line and being a point on the North line of Section 2, Township 34 North, Range 1 East, W.M.;
thence South 88°16'17" West along said South line for a distance of 29.82 feet;
thence South 39°53'17" East for a distance of 106.77 feet, more or less, to a point bearing South 57°41'49" West from the TRUE POINT OF BEGINNING;
thence North 57°41'49" East for a distance of 165.05 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 5,281 sq. ft.



201108100048
Skagit County Auditor

