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Skagit County Auditor 8/5/2013 Page 1 of 1
\$76.00 5:12:47PM



DOCUMENT TITLE: OPTION TO PURCHASE REAL ESTATE AGREEMENT

REFERENCE NUMBER(S): 201308050119

GRANTOR(S): BILLIE JO HAMILTON (AKA BILLIE JO KNUTZEN)

GRANTEE(S): DSS INVESTMENTS, LLC

ABBREVIATED LEGAL DESCRIPTION:

LOT 83, PLAT OF KLINGER ESTATES, ACCORDING TO PLAT THEREOF
RECORDED MAY 8, 2006 UNDER AUDITOR'S FILE NO. 200605080213,
RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

ASSESSOR PARCEL / TAX ID NUMBER: 4891-000-083-000 (P124501)

**OPTION TO PURCHASE
REAL ESTATE AGREEMENT**

THIS AGREEMENT is entered into on this 31st day of July, 2013,
by and between BILLIE JO HAMILTON (aka BILLIE JO KNUTZEN), (hereinafter
Optionor) and DSS INVESTMENTS, LLC, a Washington Limited Liability Company,
(hereinafter Optionee).

In consideration of the mutual agreements and promises set forth below and the
\$14,500 loan from the Optionee the receipt of which is hereby acknowledged along with
monthly payments as set forth below, the Optionor hereby grants to the Optionee the
exclusive right for the period of the earlier of (1) upon the transfer, sale, gift, foreclosure,
etc. by Optionor, (2) Optionor vacates/no longer resides in the residence or leases/rents
the residence to a third party, or (3) upon Olivia Knutzen turning age 19, to purchase the
following real property commonly known as 316 Helen Street, Sedro Woolley,
Washington 98284 and legally described as:

Assessor's Parcel No: 4891-000-083-000 (P124501)

Lot 83, PLAT OF KLINGER ESTATES, according to the plat thereof
recorded May 8, 2006, under Auditor's File No. 200605080213, records of
Skagit County, Washington.

Situate in Skagit County, Washington.

for the cash price of the balance owned on the mortgage originally with Skagit State
Bank who subsequently transferred the mortgage to Flag Star Bank, or its successor, in
addition to the \$14,500 loan. Optionee shall make monthly option payments of Five
Hundred Dollars (\$500) per month as long as Optionor resides in the house. Optionee
shall receive a credit towards the purchase price for the \$14,500 loan and the total
amount of the monthly payments made to Optionor.

The parties agree that, Optionor shall pay the property taxes and homeowners
insurance and name Optionee as additional insured.

If the Optionee elects to exercise this option and purchase the property described
above, they shall signify and declare their election by written notice mailed by regular mail
or delivered to the Optionor at 316 Helen Street, Sedro Woolley, Washington 98284
provided that the notice must be received by the Optionor within Sixty (60) days from the
Optionor notifying Optionee of the events set forth above. The sale of the property pursuant
to this option shall close no later than Two (2) months after the exercise of the option.

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Real Estate



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If the Optionee chooses to exercise this option, the Optionor agrees to convey the above described real property free and clear of all taxes, assessments, liens, encumbrances and charges to the date of the closing of the sale of the property. Optionor promises to give marketable title to the real property and to convey the property by a Statutory Warranty Deed. The property shall be transferred "As-is-Where is".

Optionee shall pay all of the cost of the escrow fee, all of the real estate excise tax on the property, all the Standard Title Insurance Policy and any costs associated with financing of the property, if any. The real estate property taxes shall be pro-rated as of the date of closing. Closing shall be done by an escrow selected by the Optionee. Each party shall pay their own legal fees.

This agreement shall be binding upon the undersigned parties, heirs, executors, administrators, assigns and successors in interest.

If either party to this Agreement defaults hereunder, such party shall pay the costs of the non-defaulting party hereunder, which are reasonably incurred by reason of such default, including, without limitation, the cost of attorneys and investigative costs, whether or not a lawsuit is commenced because of such default.

Any notice, document or communication required or permitted to be given hereunder shall be in writing and shall be deemed to be given if delivered by hand to the appropriate party at the address set out below, or if mailed by registered or certified mail, postage prepaid, return receipt requested. The addresses for the respective parties for hand delivery or mail shall be as follows:

To Optionor:

316 Helen Street
Sedro Woolley, WA 98284

To Optionee:

PO Box 330
Burlington, WA 98233

Any party hereto may change its address for the service of notices and elections hereunder by giving written notice of said change to the other party hereto, in the manner herein provided, at least Ten (10) days prior to the effective date of said change. Any notice, document or communication shall be deemed to have been given and received if delivered when delivered, and if mailed as aforesaid, Five (5) days after the date of mailing.

This written Agreement, including all exhibits and attachments hereto, constitutes the entire and complete Agreement between the parties hereto and supersedes any prior oral or written agreements between the parties with respect to the transaction contemplated herein. It is expressly agreed that there are no verbal understandings or agreements which

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in any way change the terms, covenants, and conditions herein set forth, and that no modification of this Agreement and no waiver of any of its terms or conditions shall be effective unless made in writing and duly executed by the parties hereto.

If Optionor transfers the property, as set forth above, or refinances the property and Optionee elects not to exercise its option to purchase, then Optionee shall be reimbursed the \$14,500 loan and all of the \$500 monthly option payments, paid as part of Optionor's closing/escrow, at which time, this option shall terminate.

Both parties acknowledge a Deed of Trust will be filed against the property for the \$14,500 loan and the \$500 monthly payments for security purposes.

OPTIONOR:

Billie Jo Hamilton
BILLIE JO HAMILTON,
(aka Billie Jo Knutzen)

OPTIONEE:

DSS INVESTMENTS, LLC

By:

TIM KNUTZEN, Member

By:

COLLEEN KNUTZEN, Member





LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/15

DATED this 31st day of July, 2013.

I certify that I know or have satisfactory evidence that TIM KNUTZEN and COLLEEN KNUTZEN are the persons who appeared before me and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Members/Managers of DSS INVESTMENTS, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

STATE OF WASHINGTON
COUNTY OF SKAGIT

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) ss.
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LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/15

DATED this 31st day of July, 2013.

I certify that I know or have satisfactory evidence that BILLIE JO HAMILTON (aka BILLIE JO KNUTZEN) is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

STATE OF WASHINGTON
COUNTY OF SKAGIT

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) ss.
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