

**WHEN RECORDED RETURN TO:**

Craig and Carolyn Hyder  
PO Box 744  
Sedro Woolley, WA 98284



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\$74.00

**DOCUMENT TITLE(S):**  
First Right of Refusal

GUARDIAN NORTHWEST TITLE CO.

A106432-3

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTORS:**

Michael L. Johnson and Kathryn F. Johnson, husband and wife

**GRANTEES:**

Craig Hyder and Carolyn Hyder, husband and wife

**ABBREVIATED LEGAL DESCRIPTION:**

Lot 1, , Portion of of Tract 1 Valley View Estates Division No. 1, according to the Short Plat thereof filed in Volume 2 of Plats at Page(s) 116 and 117, records of Skagit County, Washington.

**TAX PARCEL NUMBER(S):**

130237

## RIGHT OF FIRST REFUSAL

**GRANTOR:** Michael L & Kathryn F Johnson

**GRANTEE:** Craig & Carolyn Hyder

**Assessor's Parcel / tax I.D. Number:** 130237

**Abbreviated Legal Description:** 2.8 ac LOT 1 SP#93/58 RECORDED UNDER AF#201008310004 BEING PORTION OF TRACT 1 VALLEY VIEW ES TDIV#1

For good and valuable consideration, Michael L & Kathryn F Johnson (Grantor), hereby grants to Craig & Carolyn Hyder (Grantee), the Right of First Refusal to purchase the property legally described as:

LOT 1 OF THAT CERTAIN 5 ACRE PARCEL SUBDIVISION NO. 118-77, ENTITLED "VALLEY VIEW ESTATES DIVISION1", APPROVED SEPT. 9, 1977 AND RECORDED SEPT. 14, 1977 UNDER AUDITORS FILE NO. 864719, IN VOLUME 2 OF SHORT PLATS, PAGES 116 AND 117, BEING A PORTION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

If the Grantor receives an acceptable written offer to purchase the above-described property, Grantor shall give Grantee written notice of Grantor's intent to accept the offer, including a copy of the offer, and Grantee shall have the Right of First Refusal to purchase the property upon the same terms and conditions as are set forth in the offer. An "offer to purchase" does not include any foreclosure, tax sale, or condemnation proceeding.

The right of First Refusal shall be exercised by mailing or delivering written notice to Grantor within 10 days after Grantor has given notice of intent to accept the offer. Once offer is accepted, closing of the purchase must be within 30 days unless mutually agreed upon by Grantor and Grantee.

Address of Grantor: P O Box 604 Burlington, WA 98233

This right of First Refusal is not assignable by Grantee; or transferrable.

This Right of First Refusal shall not apply to an offer made by a family member of the Grantor.

This right of First Refusal shall expire: a) Grantee does not exercise the Right of First Refusal within 10 days of Grantor's notice to accept an offer; b) with death of Grantor or Grantee; c) with transfer of described property to Grantor's family whether be it by gift, sale, or inheritance; d) by the date of January 1, 2019.

**GRANTOR(S):** M. L. Johnson **DATE:** 10-1-13

**PRINT NAME:** MICHAEL L JOHNSON



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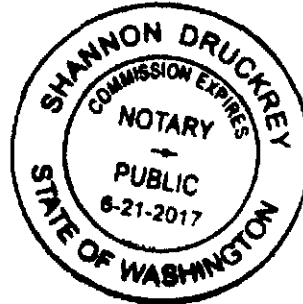
GRANTOR(S): K Johnson DATE: 10.1.13

PRINT NAME: KATHRYN E JOHNSON

NOTARY INFO

Shannon Druckrey

State of Washington  
County of Skagit  
My Appointment expires 06/21/2017  
Residing in Sedro Woolley WA



GRANTEE(S): [Signature] DATE: 10-4-13

PRINT NAME: Chris Hunter

GRANTEE(S): Carolyn Hyder DATE: Oct 4, 2013

PRINT NAME: Carolyn Hyder

NOTARY INFO

Kimberly A. Barrett

Kimberly A. Barrett  
State of Washington  
County of Skagit  
Residing in: Oak Harbor  
Appointment Expires aug 6, 2016

