



201602080023

Skagit County Auditor

\$130.00

2/8/2016 Page

1 of

8 10:43AM

Document Title: Agreement

Reference Number: A 110666

Grantor(s):

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

1. Saggo Inv. LLC

2.

Grantee(s):

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

1. Owners Parcel 2

2.

Abbreviated legal description:

☐ full legal on page(s) \_\_\_\_

Lots 1-10 Blk 1302

Lots 1-10 Blk 1303 / No For Addit to Awa

Assessor Parcel / Tax ID Number:

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

3809-302-010-0104

3809-303-010-0102

I Dawn Doherty, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$73.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dawn Doherty

Dated

2/8/16

**When Recorded Return to:**

Bruce Flanagan

ATTORNEY AT LAW

3706 West 2<sup>nd</sup> St., Anacortes, WA 98221

Document Title: Agreement  
Grantor(s) Sagapo Investments, LLC  
Grantees: Owner of Parcel 2

GUARDIAN NORTHWEST TITLE CO.

A110666

## Tax/Parcel ID Numbers of Affected Parcels

1. 3809-302-010-0104 / P58288 / 3800 Oakes, Ave
2. 3809-303-010-0102 / P58291 / 3800 West 2<sup>nd</sup> St.,

## 3. Abbreviated Legal Descriptions of Affected Parcels

1. Lots 1-10, inclusive, Blk 1302, NorPacAddit to Ana, Accord to the plat thereof  
Recorded in Vol 2 of Plats, Pg 9, records of Skagit Cnty, WA, (P58288).
2. Lots 1-10, Inclusive, Blk 1303, NorPacAddit to Ana., Accord to the plat thereof  
Recorded in Vol 2 of Plats, Pg 9, records of Skagit Cnty, WA. (P58291)

**BRUCE FLANAGAN-ATTORNEY AT LAW**

Licensed to practice law in OK(2962); CA(157930; and WA(457660

3706 West 2<sup>nd</sup> Street, Anacortes, WA 98221

E-Mail [brittcayne4@comcast.net](mailto:brittcayne4@comcast.net) OR Cell Phone 360 298 4777

Fax 360 299 0536

DONALD

**AGREEMENT BETWEEN PETE PETERSON, SAGAPO INVESTMENTS LLC,  
AND CITY OF ANACORTES**

Donald President of Habitat Construction Inc.  
Pete Peterson, the off-site developer, agrees to remove his lien, latecomers fee, in the amount of \$77,150.00 dollars presently encumbering Parcel 58291, West 2<sup>nd</sup> Street, after receiving one half of that amount at close of escrow of the purchase and sale contract between Keystone Property and Sagapo Investments LLC, dated December 22, 2015, presently scheduled to close February 8, 2016.

Simultaneously the remainder half, \$38,575 is to be placed as an encumbrance on 3800 Oakes Avenue, Anacortes, WA, Parcel 58288.

The encumbrance on P58288 is to be paid at time of sale of that parcel to Pete Peterson, a time in the future, but no later than three years from date of recording of that \$38,575 dollar encumbrance, irrespective of whether or not that parcel has been sold.

Developer Pete Peterson further agrees and understands, that once this escrow, #A110166, by Guardian Title closes, presently scheduled for February 8, 2016, and he receives \$38,575.00 at the close of the above escrow directly from Guardian Title, the City of Anacortes will no longer have any connection with the latecomer fee agreement created May 15, 2005; which was slated to be of no effect after May 15, 2021.

As part of the mutual considerations flowing from the consummation of this agreement, including those already enumerated, as well as the recording on Sagapo's 3800 Oakes Avenue property, the balance and remainder of the former latecomers' Fee as an encumbrance of record, and the reduced time expiration from May 15, 2021 to May 15, 2019, Pete Peterson agrees to be of assistance, if possible, to the owner, Sagapo Investments LLC, in the successful completion of the landscaping plans affecting both 3800 West 2<sup>nd</sup> St., and 3800 Oakes Avenue.

City of Anacortes [Signature] FRANK BALKENHORN Date 2-1-16

Pete Peterson [Signature] signed in counterpart Date 1/31/2016

2/1/2016 7:10:31 AM

Sagapo Investments LLC signed in counterpart Date \_\_\_\_\_

ATTY8PPRMMDCityofAnacortes013016

**BRUCE FLANAGAN-ATTORNEY AT LAW**

Licensed to practice law in OK(2962); CA(157930; and WA(457660


3706 West 2<sup>nd</sup> Street, Anacortes, WA 98221

E-Mail [brittcayne4@comcast.net](mailto:brittcayne4@comcast.net) OR Cell Phone 360 298 4777

Fax 360 299 0536

AM Donald

**AGREEMENT BETWEEN PETE PETERSON, SAGAPO INVESTMENTS LLC,  
AND CITY OF ANACORTES**

AM Donald  President of Habitat Construction Inc.

Pete Peterson, the off-site developer, agrees to remove his lien, latecomers fee, in the amount of \$77,150.00 dollars presently encumbering Parcel 58291, West 2<sup>nd</sup> Street, after receiving one half of that amount at close of escrow of the purchase and sale contract between Keystone Property and Sagapo Investments LLC, dated December 22, 2015, presently scheduled to close February 8, 2016.

Simultaneously the remainder half, \$38, 575 is to be placed as an encumbrance on 3800 Oakes Avenue, Anacortes, WA, Parcel 58288.

The encumbrance on P58288 is to be paid at time of sale of that parcel to Pete Peterson, a time in the future, but no later than three years from date of recording of that \$38,575 dollar encumbrance, irrespective of whether or not that parcel has been sold.

Developer Pete Peterson further agrees and understands, that once this escrow, #A110166, by Guardian Title closes, presently scheduled for February 8, 2016, and he receives \$38,575.00 at the close of the above escrow directly from Guardian Title, the City of Anacortes will no longer have any connection with the latecomer fee agreement created May 15, 2005; which was slated to be of no effect after May 15, 2021.

As part of the mutual considerations flowing from the consummation of this agreement, including those already enumerated, as well as the recording on Sagapo's 3800 Oakes Avenue property, the balance and remainder of the former latecomers' Fee as an encumbrance of record, and the reduced time expiration from May 15, 2021 to May 15, 2019. Pete Peterson agrees to be of assistance, if possible, to the owner, Sagapo Investments LLC, in the successful completion of the landscaping plans affecting both 3800 West 2<sup>nd</sup> St., and 3800 Oakes Avenue.

City of Anacortes  Date 2-1-16

AM Donald  Date 1/31/2016  
2/1/2016 7:10:31 AM

Sagapo Investments LLC signed in counterpart Date

ATTY8PPRMMDCityofAnacortes013016

See attached for Notary Certification. AM

**BRUCE FLANAGAN-ATTORNEY AT LAW**

Licensed to practice law in OK(2962); CA(157930; and WA(457660)  
3706 West 2<sup>nd</sup> Street, Anacortes, WA 98221  
E-Mail [brittcovne4@comcast.net](mailto:brittcovne4@comcast.net) OR Cell Phone 360 298 4777  
Fax 360 299 0536

DONALD  
AGREEMENT BETWEEN ~~PETE~~ PETERSON, SAGAPO INVESTMENTS LLC,  
AND CITY OF ANACORTES

Donald President of Habitat Construction Inc.

Pete Peterson, the off-site developer, agrees to remove his lien, latecomers fee, in the amount of \$77,150.00 dollars presently encumbering Parcel 58291, West 2<sup>nd</sup> Street, after receiving one half of that amount at close of escrow of the purchase and sale contract between Keystone Property and Sagapo Investments LLC, dated December 22, 2015, presently scheduled to close February 8, 2016.


Simultaneously the remainder half, \$38, 575 is to be placed as an encumbrance on 3800 Oakes Avenue, Anacortes, WA, Parcel 58288.

The encumbrance on P58288 is to be paid at time of sale of that parcel to Pete Peterson, a time in the future, but no later than three years from date of recording of that \$38,575 dollar encumbrance, irrespective of whether or not that parcel has been sold.

Developer Pete Peterson further agrees and understands, that once this escrow, #A110166, by Guardian Title closes, presently scheduled for February 8, 2016, and he receives \$38,575.00 at the close of the above escrow directly from Guardian Title, the City of Anacortes will no longer have any connection with the latecomer fee agreement created May 15, 2005; which was slated to be of no effect after May 15, 2021.

As part of the mutual considerations flowing from the consummation of this agreement, including those already enumerated, as well as the recording on Sagapo's 3800 Oakes Avenue property, the balance and remainder of the former latecomers' Fee as an encumbrance of record, and the reduced time expiration from May 15, 2021 to May 15, 2019, Pete Peterson agrees to be of assistance, if possible, to the owner, Sagapo Investments LLC, in the successful completion of the landscaping plans affecting both 3800 West 2<sup>nd</sup> St., and 3800 Oakes Avenue.

City of Anacortes  7232 BALKENMAN Date 2-1-16

Pete Peterson  Signed in counterpart Date 1/31/2016

Sagapo Investments LLC  Date 2/3/16

ATTY8PPRMDCityofAnacortes013016

ACKNOWLEDGEMENT – Representative Capacity

STATE OF WASHINGTON, )  
County of SKAGIT ) ss.  
)

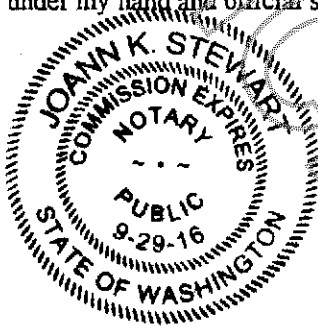
I certify that I know or have satisfactory evidence that Fred Buckenmeyer

Is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Public

WORK Director of  
The City of Anacortes

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal hereto affixed this 1st day of February, 2016



Joann K Stewart  
Notary Public in and for the State of Washington,  
Residing at Skagit County

My appointment expires 9-29-16

This jurate is page of and is attached to Agreement

dated 2/1/16

**HAWAII ALL-PURPOSE ACKNOWLEDGMENT**

**H.R.S 502-41(6)**

State of Hawaii

County of

Hawaii

ss.

On this 2<sup>nd</sup> day of February, 2016, in the 3<sup>rd</sup> Circuit Court, State of Hawaii,  
Day Month Year Name of Circuit

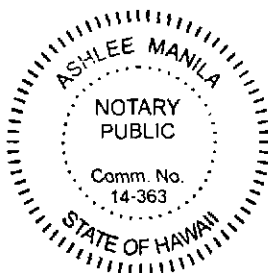
before me personally appeared Donald Peterson (.) ~~(and~~  
Name of Signer 1

(.) to me personally known or proved  
Name of Signer 2 (if any)

to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to this instrument, who, being by me duly sworn or affirmed, did say  
that such person(s) executed the foregoing instrument identified or described as  
Agreement Between Donald Peterson, Sagapo Investments...  
as the free act and deed of such person(s),  
Type of Document

and if applicable, in the capacity shown having been duly authorized to execute such instrument  
in such capacity. The foregoing instrument is dated Undated and  
Date of Document

contained 1 pages at the time of this acknowledgment/certification.  
No. of Pages



Ashlee Manila

Printed Name of Notary Public

Notary Public — STATE OF HAWAII

My commission expires: 10/12/2018

Ashlee Manila

Signature of Notary Public

Place Notary Seal or Stamp Above

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Fresno )

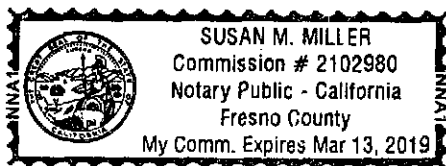
On 2-3-16 before me, Susan M. Miller, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Melissa Dykstra  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Agreement Between Rick Peterson, S.S.P. Most of LLC Document Date: 2-3-16

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_