

AFTER RECORDING RETURN TO:

LGI HOMES - WASHINGTON, LLC,
c/o LGI Homes, Inc.
Attn.: Jack Lipar
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380



201806290171

06/29/2018 03:35 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

GUARDIAN NORTHWEST TITLE CO.

115502

Title of Document: Memorandum of Right of First Refusal to Purchase Real Estate
Grantor: Hansell/Mitzel, LLC, a Washington limited liability company
Grantee: LGI Homes – Washington, LLC, a Washington limited liability company
Abbreviated
Legal Description: Divisions II, III and VII Highland Greens a PUD per AFN 201612190063
Assessor's Property
Tax Parcel Nos.: P124125 340409-4-005-0600; P124127 340409-4-005-0800

MEMORANDUM OF RIGHT OF FIRST REFUSAL TO PURCHASE REAL ESTATE

This Memorandum of Right of First Refusal to Purchase Real Estate ("Memorandum of ROFR") is made and entered into by the parties to that certain Purchase and Sale Agreement dated February 10, 2018, as amended (the "PSA"), by and between HANSELL/MITZEL, LLC, a Washington limited liability company ("Owner") and LGI HOMES – WASHINGTON, LLC, a Washington limited liability company ("Buyer").

Pursuant to the PSA, Owner has sold to Buyer certain real property described in Exhibit A attached hereto (the "Property").

Additionally, the PSA granted to Buyer a Right of First Refusal ("ROFR") to purchase the real property described in Exhibit B attached hereto (the "ROFR Property"), on terms and conditions as set forth in the PSA. The ROFR survives Closing under the PSA.

Owner and Buyer have entered into this Memorandum of ROFR in order that third parties may have notice of the PSA and some of its provisions. This Memorandum of ROFR is not a complete summary of the PSA or the ROFR. This Memorandum of ROFR is not intended to amend, modify, or otherwise change the terms and conditions of the ROFR or PSA. This Memorandum of ROFR shall not be used in interpreting the provisions of the PSA. In the event of a conflict between this Memorandum of ROFR and the PSA, the PSA shall control.

"OWNER"

HANSELL/MITZEL, LLC,
a Washington limited liability company

By: 

Name: Han R. Mitzel

Its: Managing Member

"BUYER"

LGI HOMES -- WASHINGTON,
a Washington limited liability company

By: 

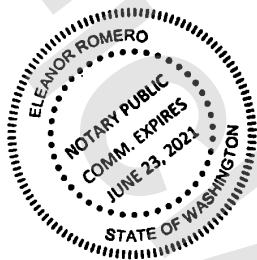
Name: Christian Cermak

Its: Officer

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Dan Mitzel is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the managing member of HANSELL/MITZEL, LLC, Washington limited liability company, to be the free and voluntary act of such limited liability company for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this 29th day of June, 2018.

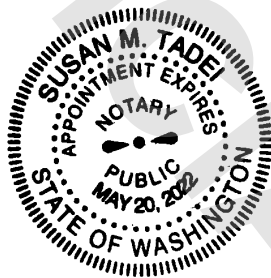


Eleanor Romero
Printed Name: Eleanor Romero
NOTARY PUBLIC in and for the State
of Washington, residing at Mt. Vernon
My commission expires 6/23/2021

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that CHRISTIAN CERMAK is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as an Officer of LGI HOMES – WASHINGTON, LLC, a Washington limited liability company, to be the free and voluntary act of such limited liability company for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this 27th day of June, 2018.



Susan M. Tadei
Printed Name: Susan M. Tadei
NOTARY PUBLIC in and for the State
of Washington, residing at Indianola
My commission expires May 20, 2022

EXHIBIT A

Parcel "A":

Lots 20-78, inclusive, Plat of "HIGHLAND GREENS, DIVISION 1 PHASE B, A PLANNED UNIT DEVELOPMENT" as per plat recorded June 21, 2018 as Skagit County Auditor's File No. 201806210062, records of Skagit County, Washington.

Parcel "B":

Lot 109, HIGHLAND GREENS, DIVISION 1 PHASE A, according to the Plat thereof recorded on May 22, 2014 under Auditor's File No. 201405220062, records of Skagit County, Washington.

EXHIBIT B

PARCEL "N":

Division II and Division VII of HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT, as per plat recorded as Skagit County Auditor's File No. 201612190063.

PARCEL "O":

Division III of HIGHLAND GREENS, A PLANNED UNIT DEVELOPMENT, as per plat recorded as Skagit County Auditor's File No. 201612190063.