



201907170038

07/17/2019 10:56 AM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Laura Minton Breckenridge
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: MEMORANDUM OF OPTION TO PURCHASE
Grantors: DANIEL L. HINDS and WANDA M. HINDS, husband and wife
Grantee: SKAGIT AGGREGATES, LLC, a Washington limited liability company
Abbreviated Legal: Ptn Lot 1, Short Plat 26-85
Parcel Numbers: P40703/350535-2-005-0004; P131796/250535-2-005-1004
Reference Number(s) of Documents Affected: N/A
Full Legal Description set forth in Exhibit A of Document.

MEMORANDUM OF OPTION TO PURCHASE

THIS MEMORANDUM OF OPTION TO PURCHASE (“Memorandum”) is dated for reference purposes the 1st day of July 2019 (the “Effective Date”), by and between DANIEL L. HINDS and WANDA M. HINDS, husband and wife, and their personal representatives, administrators, heirs, successors, and assigns (collectively “Hinds”), and SKAGIT AGGREGATES, LLC, a Washington limited liability company (“Skagit Aggregates”).

1. **Option to Purchase Agreement.** Skagit Aggregates and Hinds have entered into an Option to Purchase Agreement, in which Hinds has granted to Skagit Aggregates an option (“Option”) to purchase their fee interest in the real property located in Skagit County, Washington, consisting of Skagit County Parcel Nos. P40703 and P131796, more particularly described in **Exhibit A**, which by this reference is incorporated herein, together with all improvements, including, but not limited to, residences, outbuildings, shops, water and septic systems, manufactured homes, including the 97 Goldenwest 66’x14’ manufactured home Serial Number 0142707DDC80479 and the BB188 Buddy 66’x47’x12’ manufactured home, together with all minerals, ore, aggregates, and development, mining, and water rights associated with the property, licenses, privileges, reversions, and easements appurtenant to the property, and any other rights, permits, licenses, easements, rights of way, or appurtenances used in connection with the use of the property, including, but not limited to, Hinds’ reversionary interest in a portion of the Property, specifically P131796 (collectively the “Property”). Skagit County Parcel No. P131796 is subject to the life estate of Gail L. Hinds, as described in the Deed Conveying Life Estate dated January 13, 2014, recorded under Skagit County Auditor’s

No. 201402180065 ("Life Estate"). The Hinds represent and warrant that as of the Effective Date, they own the reversionary interest in the Life Estate and it is subject to conveyance.

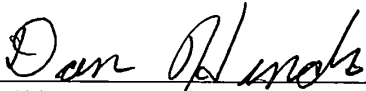
2. Effective Date and Term. The Option is effective as of July 1, 2019. The Option grants a right for the benefit of Skagit Aggregates to purchase the Property, pursuant to the terms and conditions of the Option to Purchase Agreement. The Option shall expire upon the first to occur: (i) 5:00 p.m. Pacific Time, Wednesday, June 30, 2021; or (iii) Skagit Aggregates' purchase of the Property.

3. Incorporation. This Memorandum is subject to all of the conditions, terms, and provisions of the Option to Purchase Agreement, all of which by this reference are incorporated and made a part hereof. This Memorandum is executed solely for the purpose of recording and providing public notice of the existence of the Option to Purchase Agreement and Skagit Aggregates' interest in the Property, including in the Hinds' reversionary interest in Skagit County Parcel No. P131796.

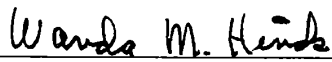
4. Binding Agreement. This Memorandum is binding upon and will inure to the benefit of and be enforceable by, and against, the personal representatives, administrators, heirs, successors, and assigns of the respective parties.

5. Governing Law and Venue. The Option to Purchase Agreement and this Memorandum shall be governed by, and construed, in accordance with the laws of the State of Washington. The parties consent to the jurisdiction and venue of the Superior Court of Skagit County, Washington.

HINDS:



DANIEL L. HINDS, a married man



WANDA M. HINDS, a married woman

SKAGIT AGGREGATES:

SKAGIT AGGREGATES, LLC, a Washington
limited liability company

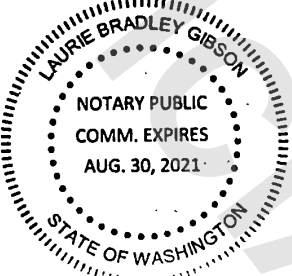
By: 

Michael T. Crawford, its Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 16 day of July 2019, I certify that I know or have satisfactory evidence that DANIEL L. HINDS and WANDA M. HINDS, husband and wife, are the individuals who appeared before me, and said individuals acknowledge that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Lady L
Printed Name: _____
NOTARY PUBLIC in and for the State of WASHINGTON
Washington
Residing at: Arlington, WA
My commission expires: 8/30/21

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 16 day of July 2019, I certify that I know or have satisfactory evidence that MICHAEL T. CRAWFORD, known to me to be the individual described in, and who executed the within and foregoing instrument, and acknowledged that he signed the same as the Manager of SKAGIT AGGREGATES, LLC, a Washington limited liability company, to be the free and voluntary act and deed of such party, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Lady L
Printed Name: Laurie Bradley Gibson
NOTARY PUBLIC in and for the State of
Washington
Residing at: Arlington
My commission expires: 8/30/21

**Exhibit A to Memorandum of Option to Purchase
Legal Description**

P40703

Fee interest in the real property described below, together with all improvements thereon, including, but not limited to, residences, outbuildings, shops, water and septic systems, and the 97 Goldenwest 66'x14' manufactured home, Serial Number 0142707DDC80479:

Lot 1 of Short Plat 26-85, recorded under Skagit County Auditor's File No. 8602180005, being a portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, and the South 10 feet of the North half of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, of Section 35, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

P131796

Fee interest, together with the reversionary interest, in the real property described below, together with all improvements thereon, including, but not limited to, residences, outbuildings, shops, water and septic systems, and the BB188 Buddy 66'x47'x12' manufactured home:

The South Two Hundred (200) feet of the West Two Hundred Sixty (260) feet of the following described tract:

Lot 1 of Short Plat 26-85, recorded under Skagit County Auditor's File No. 8602180005, being a portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, and the South 10 feet of the North half of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, of Section 35, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.