

After recording, return to:
Skagit County Prosecuting Attorney
Attn: Melinda Miller
605 South 3rd Street
Mount Vernon, WA 98273

DOCUMENT TITLE: **MEMORANDUM OF OPTION AGREEMENT**

GRANTOR: **Skagit County**, a political subdivision of the State of Washington

GRANTEE: **City of Mount Vernon**, a Washington municipal corporation

ABBREVIATED LEGAL: Ptn Blk 2, 3 and Gov Lot 7, Sec. 19, T34 R4E W.M.

LEGAL DESCRIPTION: Page 6 – 8

TAX PARCEL I.D. #:

- 3755-002-003-0004 / P54141
- 3755-002-004-0003 / P54142
- 3755-003-001-0004 / P54147
- 3755-003-010-0003 / P54157
- 3755-003-009-0105 / P54156
- 3755-003-002-0003 / P54148
- 340419-0-138-0018 / P26480
- 340419-0-138-0109 / P26481
- 340419-0-287-0009 / P26637

REFERENCE #'s: None

MEMORANDUM OF OPTION AGREEMENT

THIS MEMORANDUM OF OPTION is dated effective May 5, 2021, by and between Skagit County, a political subdivision of the State of Washington, (hereinafter referred to as "County"), and the City of Mount Vernon, a Washington municipal corporation, (hereinafter referred to as "City").

County and City have entered into an Option Agreement (the "Option") of even date herewith related to the acquisition of interests in certain properties, the legal description of which is as contained in **Exhibit "A"** and which property is depicted as the area with parallel hatching

on **Exhibit "B,"** each of which exhibits are attached hereto and fully incorporated herein by this reference.

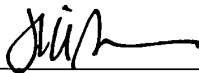
The Option terminates ("Termination Date") at 11:59 p.m. on May 4, 2023, unless extended by City by providing advance written notice to County extending the Option for one (1) additional year to 11:59 p.m. on May 4, 2024.

The Option provides for the obligation of the City to execute a document in recordable form for the extinguishment of the option if City fails to exercise the option by the Termination Date.

The parties heretofore have executed this Memorandum of Option on the day and year first written above.

GRANTEE/CITY:


CITY OF MOUNT VERNON, a Political
Subdivision of the State of Washington



Jill Boudreau
Mayor City of Mount Vernon

Date: April 29, 2021

Attest By:



Doug Volesky, Finance Director

Date: 4-29-2021

Approved as to Form:



Kevin Rogerson
City Attorney

Date: 4-29-2021

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Jill Boudreau is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the Mayor of the City of Mount Vernon, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 29th day of April, 2021.



Kerri A. Grechishkin

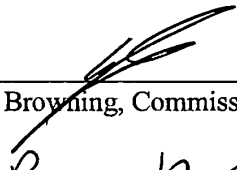
Printed Name: Kerri A. Grechishkin
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon
My commission expires: 5/11/23

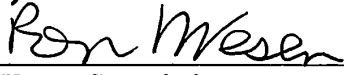
GRANTOR/COUNTY:

DATED this 3 day of May, 2021.BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

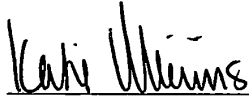
ABSENT

Lisa Janicki, Chair


Peter Browning, Commissioner


Ron Wesen, Commissioner

Attest:

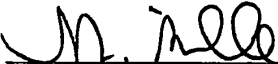

Clerk of the BoardFor contracts under \$5,000:
Authorization per Resolution R20030146

Recommended:



Department Head

County Administrator

Approved as to form:

 4/30/2021
Civil Deputy Prosecuting Attorney

Approved as to indemnification:

 4/30/21
Risk Manager

Approved as to budget:


Budget & Finance Director

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Lisa Janicki, Peter Browning, and/or Ron Wesen is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as Commissioner(s) of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 3 day of May, 2021.



Katie Williams
Printed Name: Katie Williams
NOTARY PUBLIC in and for the State of
Washington, residing at Skagit County
My commission expires: 11-29-2023

Exhibit A to Memorandum of Option Agreement
(Legal Description of Property)

BEGINNING AT THE INTERSECTION OF THE SOUTH MARGIN OF WEST KINCAID STREET WITH THE WEST MARGIN OF PLATTED 3RD STREET, SAID INTERSECTION ALSO BEING THE NORTHEAST CORNER OF BLOCK 2, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 78;
THENCE ALONG SAID SOUTH MARGIN AND EXTENSION THEREOF, SOUTH 88°04'59" EAST A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF PLATTED 3RD STREET; THENCE CONTINUING ALONG SAID MARGIN AND EXTENSION THEREOF, SOUTH 88°05'57" EAST A DISTANCE OF 140.06 FEET TO THE NORTHEAST CORNER LOT 2, BLOCK 3 OF SAID PLAT;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2 SOUTH 01°52'46" WEST A DISTANCE OF 28.62 FEET;
THENCE SOUTH 46°54'03" WEST A DISTANCE OF 4.74 FEET, TO A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS NORTH 80°02'31" WEST DISTANCE OF 330.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°44'54" AN ARC DISTANCE OF 119.50 FEET TO THE POINT OF TANGENCY;
THENCE SOUTH 30°42'23" WEST A DISTANCE OF 81.64 FEET TO A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS SOUTH 59°17'37" EAST A DISTANCE OF 270.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'33" AN ARC DISTANCE OF 20.93 FEET TO A POINT OF COMPOUND CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 63°44'10" EAST A DISTANCE OF 25.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°07'26" AN ARC DISTANCE OF 49.80 FEET TO A POINT ON THE NORTH MARGIN OF BROADWAY STREET;
THENCE ALONG SAID MARGIN AND EXTENSION THEREOF, NORTH 87°51'36" WEST A DISTANCE OF 73.11 FEET TO THE CENTERLINE OF PLATTED 3RD STREET;
THENCE NORTHERLY ALONG SAID PLATTED CENTERLINE NORTH 01°54'07" EAST A DISTANCE OF 128.00 FEET;
THENCE DEPARTING SAID CENTERLINE SOUTH 87°54'46" EAST A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 3;
THENCE CONTINUING SOUTH 87°54'46" EAST ALONG THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 2.13 FEET;
THENCE NORTH 30°42'23" EAST A DISTANCE OF 15.96 FEET TO THE SOUTH LINE OF LOT 1, BLOCK 3;
THENCE NORTH 87°58'47" WEST A DISTANCE OF 39.82 FEET TO THE CENTERLINE OF SAID PLATTED 3RD STREET;

THENCE NORTH 88°05'20" WEST A DISTANCE OF 170.02 FEET;
THENCE NORTH 01°54'10" WEST A DISTANCE OF 128.01 FEET TO THE NORTH
LINE OF LOT 2, BLOCK 2 OF SAID PLAT, ALSO BEING THE SOUTH MARGIN OF
SAID WEST KINCAID STREET;
THENCE ALONG SAID MARGIN SOUTH 88°04'59" EAST A DISTANCE OF 140.01
FEET TO SAID NORTHEAST CORNER OF LOT 4 AND THE **POINT OF
BEGINNING.**

48,003 SQUARE FEET, MORE OR LESS,

SITUATE IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A PORTION OF P26480 AND P26481 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST,
W.M.; THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 01°54'25" EAST,
30.00 FEET TO A POINT ON THE NORTH MARGIN OF W. KINCAID STREET; THENCE
ALONG SAID MARGIN, NORTH 88°05'57" WEST, 17.57 FEET TO THE **POINT OF
BEGINNING 'A'**; THENCE DEPARTING SAID MARGIN AND PARALLEL WITH SAID
EAST LINE, NORTH 01°54'25" EAST, 10.00 FEET; THENCE PARALLEL WITH SAID
NORTH MARGIN, NORTH 88°05'57" WEST, 107.92 FEET TO A POINT OF CURVATURE
FROM WHICH THE RADIUS POINT BEARS NORTH 01°54'03" EAST A DISTANCE OF
60.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A
CENTRAL ANGLE OF 90°00'22" A DISTANCE OF 94.25 FEET TO A POINT ON THE
EAST MARGIN OF S. 3RD STREET; THENCE ALONG SAID MARGIN, SOUTH 01°54'25"
WEST, 29.51 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT
BEARS SOUTH 88°08'38" EAST A DISTANCE OF 42.00 FEET; THENCE
SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°45'58"
A DISTANCE OF 54.81 FEET TO A POINT ON THE NORTH MARGIN OF W. KINCAID
STREET; THENCE ALONG SAID NORTH MARGIN, SOUTH 88°05'57" EAST, 136.93
FEET TO THE **POINT OF BEGINNING.**

CONTAINING 2,124 SQUARE FEET, MORE OR LESS.

ALSO TOGETHER WITH A PORTION OF P26637 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4
EAST, W.M., SAID CORNER ALSO BEING A POINT ON THE CENTERLINE OF W.
KINCAID STREET; THENCE ALONG SAID CENTERLINE, NORTH 88°05'57" WEST,
325.65 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 01°54'07" EAST,
30.00 FEET TO A POINT ON THE NORTH MARGIN OF W. KINCAID STREET;
THENCE ALONG SAID MARGIN, SOUTH 88°05'57" EAST, 41.05 FEET TO THE
POINT OF BEGINNING 'B' BEING A POINT OF CURVATURE FROM WHICH THE
RADIUS POINT BEARS NORTH 88°05'35" WEST A DISTANCE OF 40.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 89°59'38" A DISTANCE OF 62.83 FEET TO A POINT ON THE WEST

MARGIN OF S. 3RD STREET; THENCE ALONG SAID MARGIN, SOUTH 01°54'25" WEST, 40.00 FEET TO THE INTERSECTION OF SAID WEST MARGIN WITH THE NORTH MARGIN OF SAID W. KINCAID STREET; THENCE DEPARTING SAID WEST MARGIN AND ALONG SAID NORTH MARGIN, NORTH 88°05'57" WEST, 40.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 343 SQUARE FEET, MORE OR LESS.

ALL SITUATE IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

**Exhibit B to Memorandum of Option Agreement
(Depiction of Property)**

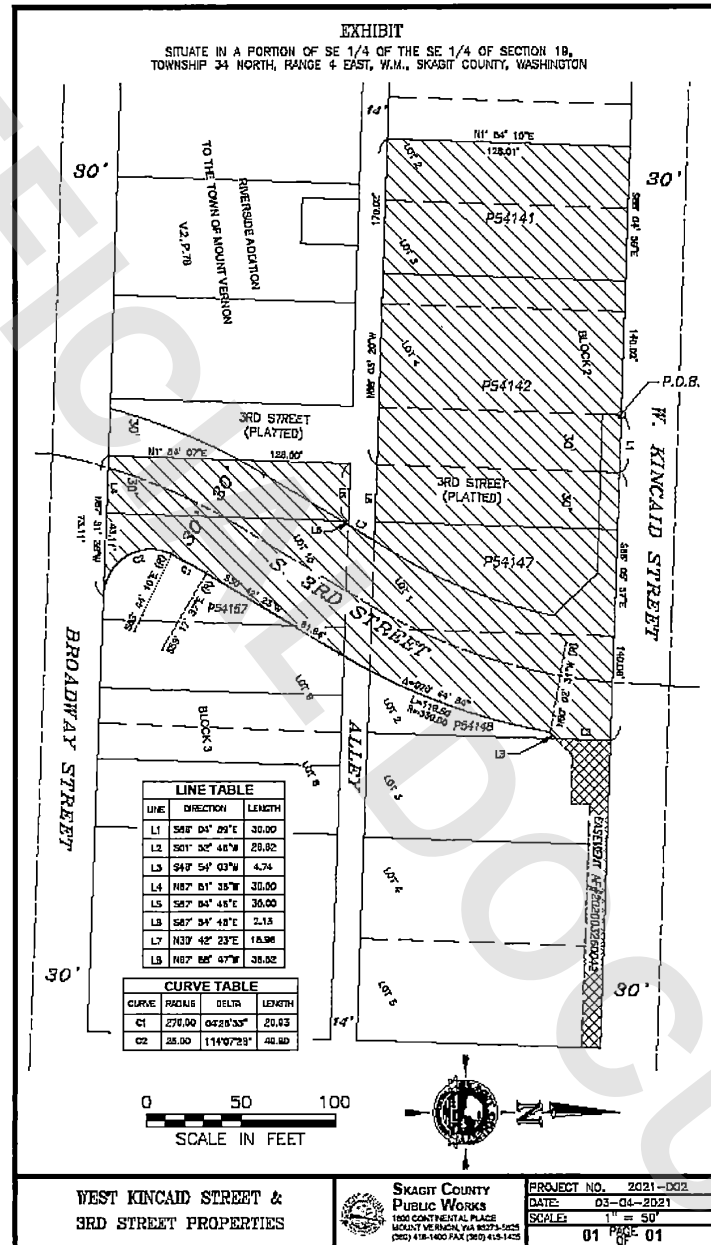


Exhibit B to Memorandum of Option Agreement - Continued
(Depiction of Property)

