

**Memorandum of Skagit County Option Agreement**

After recording, return to:

1301 RIVERSIDE DRMT. VERNON, WA 98273

GNW 22-16130

DOCUMENT TITLE: **MEMORANDUM OF OPTION AGREEMENT**

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

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

LEGAL DESCRIPTION: Page 6-8  
PTN BLK 2, 3 AND GOV LOT 7, SEC 19, T34 R4E W.M.

TAX PARCEL I.D. #: 3755-002-003-0004/P54141  
3755-002-004-0003/P54142  
3755-003-001-0004/P54147

REFERENCE #'s: None

SKAGIT COUNTY  
Contract # C20220229  
Page 1 of 9**MEMORANDUM OF OPTION AGREEMENT**

THIS MEMORANDUM OF OPTION is dated this 13 day of June, 2022, 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 a Purchase and Sale Agreement (the "Agreement") of even date herewith related to the acquisition of interests in certain properties. The Agreement grants the County an Option to Purchase from the City (the "Option"), under certain conditions set forth therein, a certain portion of the property being sold in the Agreement, the legal description of which is described on **Exhibit "A"**, and which is depicted as the area with parallel hatching on the attached **Exhibit "B,"** each of which exhibits are attached hereto and are fully incorporated herein by this reference.

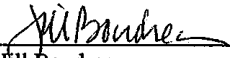
The Option begins at 12:01 am on the ten year anniversary of the date of the Purchase and Sale Agreement ("Beginning Date"), which is the \_\_\_\_\_ day of \_\_\_\_\_, 203\_, and terminates ("Termination Date") at 11:59 pm on the eleven year anniversary of the date of the Purchase and Sale Agreement, which is the \_\_\_\_\_ day of \_\_\_\_\_, 203\_.

The Option provides for the obligation of the County to execute a document in recordable form for the extinguishment of the Option if County fails to exercise the Option by the Termination Date or in the event the City constructs the parking garage with a minimum of two hundred and forty (240) parking spaces or is under contract for the construction of the parking garage and remains under contract until completion unless terminated by force majeure or other substantially good cause.

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

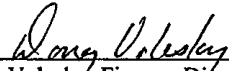
**GRANTOR/CITY:**

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

  
Jill Boudreau  
Mayor City of Mount Vernon

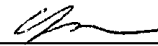
Date: 5/26/2022

Attest By:

  
Doug Volesky, Finance Director

Date: 5/26/2022

Approved as to Form:

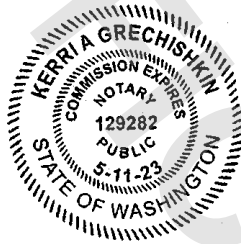
  
Kevin Rogerson  
City Attorney

Date: 5-26-2022

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF SKAGIT        )


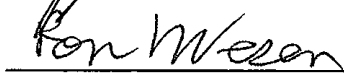
I certify that I know or have satisfactory evidence that Jill Boudreau,  
\_\_\_\_\_, and/or \_\_\_\_\_ is/are the person(s) who appeared before  
me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that  
he/she/they was/were authorized to execute the instrument 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 26<sup>th</sup> day of May, 2022.



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

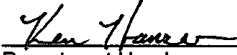
## GRANTEE/COUNTY:

DATED this 13 day of June, 2022.BOARD OF COUNTY COMMISSIONERS  
SKAGIT COUNTY, WASHINGTON  
Peter Browning, Chair  
Ron Wesen, Commissioner  
Lisa Janicki, Commissioner

## Attest:

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

## Recommended:

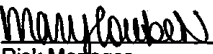
  
Department Head

County Administrator

## Approved as to form:

  
Civil Deputy Prosecuting Attorney

## Approved as to indemnification:

  
Risk Manager

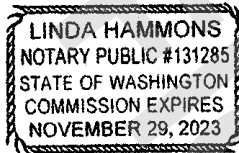
## Approved as to budget:

  
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 13 day of June, 2022.



Linda Hammons  
Printed Name: Linda Hammons  
NOTARY PUBLIC in and for the State of  
Washington, residing at Skagit County  
My commission expires: 11-29-2022

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

**P54141**

THE EAST 32 FEET OF LOT 2; LOT 3, EXCEPT THE EAST 16 FEET THEREOF, BLOCK 2, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

**P54142**

LOT 4 AND THE EAST 16 FEET OF LOT 3, BLOCK 2, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE FEE TITLE UNDERLYING PLATTED 3<sup>RD</sup> STREET, BLOCKS 2 AND 3 ABUTTING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOTS 3 & 4 NORTH 88°04'59" EAST A DISTANCE OF 70.01 FEET;  
THENCE SOUTH 01°54'09" WEST A DISTANCE OF 128.01 FEET TO THE SOUTH LINE OF SAID LOT 3;  
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOTS 3 AND 4 SOUTH 88°05'20" EAST A DISTANCE OF 70.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4;  
THENCE CONTINUING EASTERLY ALONG THE SOUTH LINE OF SAID LOT 4 EXTENDED SOUTH 88°05'20" EAST A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID PLATTED 3<sup>RD</sup> STREET;  
THENCE ALONG THE SOUTH LINE EXTENDED OF LOT 1, BLOCK 3 OF SAID PLAT SOUTH 87°58'47" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 NORTH 01°54'07" EAST A DISTANCE OF 118.06 FEET;  
THENCE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 3 NORTH 88°05'57" WEST A DISTANCE OF 30.00 FEET TO THE PLATTED CENTERLINE OF 3<sup>RD</sup> STREET;  
THENCE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2 NORTH 88°04'59" WEST A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID LOT 4;  
THENCE NORTHERLY ALONG SAID EAST LINE NORTH 01°54'07" EAST A DISTANCE OF 10.00 TO THE NORTHEAST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING.

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

**P54147**

THAT PORTION OF LOT 1, BLOCK 3, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT SOUTH 87°58'46" EAST A DISTANCE OF 9.82 FEET;  
THENCE NORTH 30°42'23" EAST A DISTANCE OF 13.99 FEET TO A POINT A OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 59°17'37" WEST A DISTANCE OF 270.00 FEET;  
THENCE NORTHERLY ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°45'27" AN ARC DISTANCE OF 88.39 FEET TO A POINT OF TANGENCY;  
THENCE NORTH 43°05'57" WEST A DISTANCE OF 32.29 FEET;  
THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT 1 NORTH 88°05'36" WEST A DISTANCE OF 23.00 FEET TO THE WEST LINE OF SAID LOT 1;  
THENCE SOUTHERLY ALONG SAID WEST LINE SOUTH 01°54'07" WEST A DISTANCE OF 118.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING

TOGETHER WITH THAT PORTION OF LOT 10, BLOCK 3, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF THE WESTERLY RIGHT-OF-WAY MARGIN OF THE NEW 3<sup>RD</sup> STREET ALIGNMENT DEDICATED WITHIN THIS DOCUMENT;

ALSO TOGETHER WITH ANY INTEREST IN FEE TITLE UNDERLYING THE EAST HALF OF PLATTED 3<sup>RD</sup> STREET, BLOCK 3 ABUTTING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10;  
THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT SOUTH 87°58'46" EAST A DISTANCE OF 2.13 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 3<sup>RD</sup> STREET;  
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY MARGIN SOUTH 30°42'23" WEST A DISTANCE OF 4.42 FEET TO THE WEST LINE OF SAID LOT 10;  
THENCE CONTINUING SOUTHWESTERLY ALONG SAID RIGHT OF WAY MARGIN SOUTH 30°42'23" WEST A DISTANCE OF 47.27 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 59°17'37" EAST A DISTANCE OF 330.00 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT THROUGH A CENTRAL  
ANGLE OF  $02^{\circ}43'22''$  AN ARC DISTANCE OF 15.68 FEET TO THE CENTERLINE OF  
THE PLATTED 3<sup>RD</sup> STREET RIGHT OF WAY;  
THENCE NORTHERLY ALONG SAID PLATTED CENTERLINE NORTH  $01^{\circ}54'07''$  EAST  
A DISTANCE OF 59.28 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE  
OF SAID LOT 10;  
THENCE EASTERLY ALONG SAID NORTH LINE EXTENDED SOUTH  $87^{\circ}58'46''$  EAST  
A DISTANCE OF 30.00 TO SAID NORTHWEST CORNER OF LOT 10 AND THE POINT  
OF BEGINNING.

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



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

