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04/10/2024 10:44 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

Return Address:

Land Title and Escrow
3010 Commercial Avenue
Anacortes, WA 98221

210019-LT

Document Title:

Notice of Waiver and Release of Right of First Refusal

Reference Number (if applicable): 201606150085

Grantor(s):

☐ additional grantor names on page ____.

- 1) Gerald E. Nelson, as President of Norm Nelson, Inc.
- 2) _____

Grantee(s):

☐ additional grantor names on page ____.

- 1) Marc E. Breckenridge
- 2) _____

Abbreviated Legal Description:

☐ full legal on page(s) ____.

Ptn. NW 1/4, Sec. 9-Twn. 35N.-RGr. 1E

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____.

350309-2-001-0002/P33966

SHULTZ LAW OFFICES PLLC

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JAS@SHULTZLAWPLLC.COM

317 S. 2ND STREET, SUITE 101
MOUNT VERNON, WASHINGTON 98273

TELEPHONE: (360) 404-2017
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NOTICE OF WAIVER AND RELEASE OF RIGHT OF FIRST REFUSAL

November 14, 2023

Land Title & Escrow Skagit County
111 E George Hopper Road
Burlington, WA 98233

Re: Waiver and Release of Norm Nelson Inc. Right of First Refusal to Purchase
(Breckenridge Leasehold); Purchase and Sale Agreement (Parcel No.
P33966)
Property: 7219 Farm to Market Road, Bow, Washington
Buyer: Gerald and Jenny Nelson
Seller: Marc Breckenridge

Dear Escrow Closing Officer:

Our office represents Norm Nelson Inc. with respect to the above-referenced lease and right of first refusal (regarding purchase of property located at 7219 Farm to Market Road, Bow, Washington). As particularly described in the referenced lease agreement (copy attached), Norm Nelson Inc. was granted a right of first refusal to purchase the subject leasehold property. See Paragraph 9 therein.

While the leasehold has now expired, presumably along with the right of first refusal, Norm Nelson Inc. has continued to occupy the property on a term-to-term basis. That being the case, and presuming continuation of the right of first refusal to that extent, it was deemed necessary for Norm Nelson Inc. to waive and release any presumptive surviving right of first refusal.

This letter is written on behalf of Norm Nelson Inc. accordingly and can be accepted as a full waiver and release by Norm Nelson Inc. as acknowledged below. Such waiver and release shall be effective as of the date signed below by Norm Nelson Inc.

Should you have any questions or require any further documentation in that regard, please

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Notice of Waiver and Release of Right of First Refusal
November 14, 2023
Page 2

contact our office.

Very truly yours,

SHULTZ LAW OFFICES PLLC



John A. Shultz
Attorney at Law

c:client
Enclosure

This Wavier and Release of Right of First Refusal in reference to the attached Leasehold Agreement dated May 6, 2016, is hereby accepted and acknowledged as of this 14th day of November, 2023.

LESSEE:

NORM NELSON, INC.



By: Gerald E. Nelson, its President

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel Number: 350309-2-001-0002/P33966

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, Section 9, Township 35 North, Range 3 East, W.M., EXCEPT County roads and ditch rights of way as appropriated by court order in Skagit County Superior Court Cause No. 14070 on May 18, 1934.

Situate in the County of Skagit, State of Washington.

See informational Notes #5 and #6 below, pertaining to proposed boundary line adjustment.