

Return Name & Address



200103300164

Skagit County Auditor

3/30/2001 Page 1 of 2 1:15:29PM

PLANNING & PERMIT CENTER

RECEIVED
Skagit County
DATE STAMP

JUL 26 1999

Community Development

LOT CERTIFICATION APPLICATION

700 SOUTH 2ND STREET - ROOM 204 - MOUNT VERNON, WA 98273 - (360) 336-9410

Applicant/Contact Name: Larry McKinnon Phone: _____

Grantee/Property Owner's Name: same

Assessor Tax Account #(s): 4135-038-008-0002, -038-016-0002, -010-004-0004, -010-006-0002

Property (Parcel #) Identification - P#(s): 74650, 74652, 74736, 74737

Lot Size/Dimensions: total parcel

**** PL99-0479 PARENT PARCEL ****

For County Use Only Below This Line:

Having reviewed the information provided by the applicant, I hereby find that the parcel(s) bearing Assessor's Account Number(s):

<u>4135-038-008-0002</u>	P# <u>74650</u>
<u>4135-038-016-0002</u>	P# <u>74652</u>
<u>4135-010-004-0004</u>	P# <u>74736</u>
<u>4135-010-006-0002</u>	P# <u>74737</u>

AS ONE PARECEL

XXXX

IS, a legal lot of record for building purposes under the Skagit County Zoning Ordinance and Subdivision codes and in compliance with RCW 58.17.210.

IS NOT, a legal lot of record for building purposes under the Skagit County Zoning Ordinance and Subdivision codes and is not in compliance with RCW 58.17.210.

Grantor/Skagit County Planning & Permit Center

Date: 10/8/1999

Authorized Signature: *Greg Roeder*

Title: Associate Planner

777201

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 1st day of November, 1972

between NELLIE L. CARTWRIGHT (sometimes written Nellie Louise Cartwright) as her separate property hereinafter called the "seller," and LAWRENCE M. MCKINNON and MICHELE MCKINNON, husband and wife, of Route 4, Mount Vernon, Washington

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in Skagit County, State of Washington: Lots 1 to 8 inclusive and Lots 13 to 16 inclusive, Block 38, Plat of the Town of Montborne, Skagit County, Washington, as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, TOGETHER WITH the West 1/2 of that portion of vacated Sherman Street adjacent to said Lots 1 to 4 inclusive, which upon vacation reverted to said premises by operation of law.

ALSO, Lots 1, 2, 3 and 4, Block 10, Reserve Addition to the Town of Montborne, as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, TOGETHER WITH the West 1/2 of that portion of vacated Sherman Street adjacent to said Lots 1, 2 and 3, which upon vacation reverted to said premises by operation of law.

The terms and conditions of this contract are as follows: The purchase price is Twenty-two Thousand and no/100 - - - - - (\$ 22,000.00) Dollars, of which (\$) Dollars have

been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

or more at purchaser's option, on or before the 1st day of December (\$) Dollars, and or more at purchaser's option, on or before the 1st day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price

at the rate of 7-1/2 per cent per annum from the 1st day of November, 1972, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

All payments to be made hereunder shall be made at Mt. Vernon Branch, Seattle-First National Bank or at such other place as the seller may direct in writing.

The purchaser agrees not to sell or assign this contract nor any interest in the real property hereinabove described without written consent of seller first had and obtained, and seller agrees that such consent will not be withheld except for reasonable cause.

3407
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
NOV 22 1972
Amount Paid \$ 220.00
Edward W. Jensen, Co. Treas.
By *[Signature]* Deputy

As referred to in this contract, "date of closing" shall be November 1, 1972.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use; and any failure of consideration. In case any part of said real estate is taken so constitute a failure of consideration. In case any part of said real estate is taken so remaining after payment of reasonable expenses of procuring the same shall be paid price herein unless the seller elects to allow the purchaser to apply all or a portion of : of any improvements damaged by such taking. In case of damage or destructio insurance remaining after payment of the reasonable expense of procuring the same sh improvements within a reasonable time, unless purchaser elects that said proceed.



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