



200107060125

Skagit County Auditor

7/6/2001 Page 1 of 4 2:11:43PM

After Recording Return to:
Christopher Ferenz
1716-25th H Court
Anacortes, WA 98221

Reference numbers of related documents:

Grantors:

1. CHRISTOPHER FERENZ
2. MICHELLE FERENZ

Grantees:

1. RICHARD AUSTON
2. VERONICA AUSTON

Legal Description: Lot 4 of Short Plat No. AN93-002, approved May 10, 1993, and recorded May 10, 1993 under Auditor's File No. 9305100161 in Volume 10 of Short Plats, page 189, records of Skagit County, Washington, being a portion of Parcel "A" of Survey Auditors File No. 7911210004, being a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington

Additional legal description is on page

Assessor's Property Tax Parcel Account Number: 350124-0-058-1504

**MEMORANDUM OF RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT
and RENTAL AGREEMENT**

THIS MEMORANDUM is made this 6th day of July, 2001 for recording purposes by and between CHRISTOPHER FERENZ and MICHELLE FERENZ, husband and wife, hereinafter referred to as "Seller/Landlord" and RICHARD AUSTON and VERONICA AUSTON, husband and wife, hereinafter referred to as "Buyer/Tenant".

IN CONSIDERATION of the covenants and conditions and agreements set forth in this Memorandum, the sufficiency of which Seller and Buyer hereby acknowledge, Seller and Buyer agree as follows:

SECTION ONE: GRANT AND DESCRIPTION

1.1 Pursuant to that certain unrecorded *Rental Agreement*, dated the 6th day of July, 2001 and that unrecorded *Residential Real Estate Purchase and Sale Agreement*, dated the 6th day of July, 2001, between Seller/Landlord and Buyer/Tenant, Seller/Landlord grants to Buyer/Tenant for the terms and purposes therein stated that certain property more particularly described as follows:

As per Exhibits "A" attached hereto and made a part hereof as though set out in full herein.

SECTION TWO: TERM

2.1 Term. Unless sooner terminated in writing the **Rental Agreement and Residential Real Estate Purchase and Sale Agreement**, referred to above herein, shall remain in full force and effect from the date hereof through and until the Thirty-first day of July, 2003.

SECTION THREE: NOTICES

3.1 Notices. All notices and demands of any kind which either party may require or desire to give or serve on the other shall be made in writing, delivered by personal service, or sent by registered or certified mail, postage prepaid, return receipt requested, or telecopy or telex, to the following addresses or such other address as the party may direct:

If to Seller/Landlord: Christopher Ferenz and Michelle Ferenz
1716-25th H Court
Anacortes, WA 98221

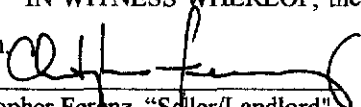
If to Buyer/Tenant: Richard Auston and Veronica Auston

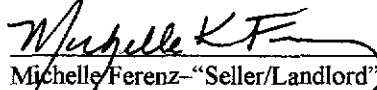
SECTION FOUR: UNRECORDED AGREEMENT CONTROLLING

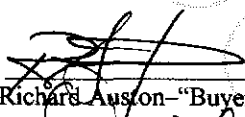
This Memorandum being recorded to give constructive notice of the *Rental Agreement and Residential Real Estate Purchase and Sale Agreement* entered into by the parties as Seller/Landlord to Buyer/Tenant pursuant to the terms and conditions of the unrecorded documents. The incomplete statement in this Memorandum or any of the terms and provisions of the unrecorded *Rental Agreement and Residential Real Estate Purchase and Sale Agreement* shall not be deemed to amend or modify the unrecorded *Rental Agreement and Residential Real Estate Purchase and Sale Agreement* which shall be the controlling instruments.


IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above

written


Christopher Ferenz—"Seller/Landlord"


Michelle Ferenz—"Seller/Landlord"


Richard Auston—"Buyer/Tenant"


Veronica Auston—"Buyer/Tenant"

ACKNOWLEDGEMENTS ATTACHED

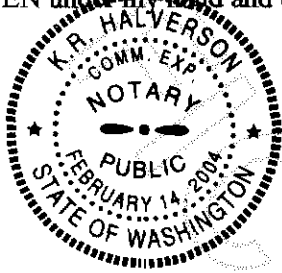


200107060125
Skagit County Auditor

STATE OF WASHINGTON)
)ss.
County of Skagit)

On this day personally appeared before me **CHRISTOPHER FERENZ** and **MICHELLE FERENZ** known to be the individuals described in and who executed the within and foregoing instrument, and acknowledge that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of July, 2001.



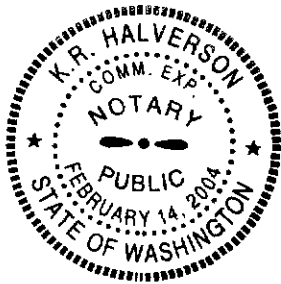
K. R. Halverson

NOTARY PUBLIC in and for the State
of Washington, residing at Anacortes, WA
My commission expires: 2-14-2004

STATE OF WASHINGTON)
)ss.
County of Skagit)

On this day personally appeared before me **RICHARD AUSTON** and **VERONICA AUSTON**, husband and wife, known to be the individuals described in and who executed the within and foregoing instrument, and acknowledge that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of July, 2001.



K. R. Halverson

NOTARY PUBLIC in and for the State
of Washington, residing at Anacortes, WA
My commission expires: 2-14-2004



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Exhibit A

Lot 4 of Short Plat No. AN-93-002, approved May 10, 1993, and recorded May 10, 1993 under Auditor's File No. 9305100161 in Volume 10 of Short Plats, page 189, records of Skagit County, Washington, being a portion of Parcel "A" of Survey Auditor's File No. 7911210004, being a portion of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M.

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