



200304180113  
Skagit County Auditor

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WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.  
P.O. BOX 727  
ANACORTES, WA 98221

**FIRST RIGHT OF REFUSAL**

**GRANTOR:** VERREE HEMINGSON, a single woman

**GRANTEES:** LESLIE C. OLSEN and CAROL L. OLSEN,  
husband and wife

**LEGAL DESCRIPTION:** Lots 4 and 5 in Block 14, QUEEN ANNE  
ADDITION TO THE CITY OF ANACORTES, as per plat recorded in  
Volume 2 of Plats, Page 39, records of Skagit County, Wash-  
ington.

**TAX PARCEL NO.:** 3812-014-005-0008, P58756

Grantor, VERREE HEMINGSON, a single woman, in considera-  
tion of love and affection, hereby grants a first right of  
refusal to LESLIE C. OLSEN and CAROL L. OLSEN, husband and  
wife, Grantees, to purchase the above described real prop-  
erty upon the following terms and conditions:

1. In the event that Grantor receives a bona fide offer  
of purchase from a third party, then in that event, Grantees  
shall have the right to purchase the subject property for  
the same price and upon the same terms and conditions.

2. A bona fide offer of purchase shall be evidenced by  
a written real estate purchase and sales agreement with an  
earnest money provision signed by the offeror setting forth  
the offered purchase price and terms of purchase.

3. Upon receipt of said offer by Grantor, she shall  
give written notice to Grantees of receipt of the offer to  
purchase together with a copy of the proposed offer. Gran-  
tees shall have 30 days from the receipt of said notice in  
which to exercise its first right of refusal.

FIRST RIGHT OF REFUSAL - 1

4. In the event that Grantees elect to exercise its first right of refusal, then it shall give written notice to Grantor of their election. The notice shall include a real estate purchase and sales agreement with earnest money provision signed by Grantees setting forth the terms of purchase identical to those in the written offer referred to above. The sale shall be closed within 60 days of the receipt by Grantor of Grantees election to purchase, or by the closing date set forth in the purchase agreement referred to in paragraph 2 above, whichever is later.

5. In the event that Grantees elect not to exercise its first right of refusal, then in that event, it shall give written notice to Grantor of its election not to purchase and shall deliver a document signed by Grantees waiving its right to purchase.

6. This first right of refusal shall be personal to Grantees and shall not be assignable by them to any other person or entity.

DATED this 15<sup>th</sup> day of April, 2003.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Verree Hemingson  
VERREE HEMINGSON

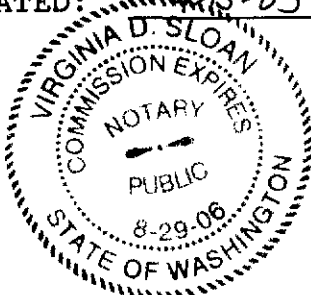
APR 16 2003

STATE OF WASHINGTON )  
                                          ) ss  
COUNTY OF SKAGIT        )

Amount Paid \$ 0  
Skagit Co. Treasurer  
Deputy DP

I certify that I know or have satisfactory evidence that VERREE HEMINGSON signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 4-15-03



Virginia D. Sloan  
Notary Public in and for the State  
of Washington, residing at Burlington

My appointment expires: 8-29-06

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