



202003100112

03/10/2020 04:09 PM Pages: 1 of 7 Fees: \$159.50 Skagit County Auditor

Document Title: Purchase & Sale Agreement

Reference Number :

Grantor(s):

additional grantor names on page ____.

1. Gary Lohman
2. Gail Lohman

Grantee(s):

additional grantee names on page ____.

1. Jeff Wood
2. April Wood

Abbreviated legal description:

full legal on page(s) ____.

PTN NW NE. 21-35-4

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____.

P36995

I, Jeff Wood, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$103.50 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Jeff M Wood

Dated

3/10/2020

RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT
SPECIFIC TERMS

- Date: 3-10-20 MLS No.: _____ Offer Expiration Date: 3-31-20
- Buyer: JEFF AND APRIL WOOD And or assigns Buyer Status
- Seller: GARY AND GAIL LOHMAN Seller
- Property: Legal Description attached as Exhibit A. Tax Parcel No(s): P36995
20528 DAHLSTEDT RD. BURLINGTON SKAGIT WA 98233
Address City County State Zip
- Included Items: stove/range; refrigerator; washer; dryer; dishwasher; hot tub; fireplace insert;
 wood stove; satellite dish; security system; attached television(s); attached speaker(s); microwave;
 generator; other WOOD PELLET STOVE
- Purchase Price: \$ 222,000.00 Dollars
- Earnest Money: \$ 1,000 Check; Note; Other RENTERS ARE ALSO PURCHASERS (held by Selling Firm; Closing Agent)
- Default: (check only one) Forfeiture of Earnest Money; Seller's Election of Remedies
- Title Insurance Company: LAND TITLE / BURLINGTON, WA.
- Closing Agent: LAND TITLE AND ESCROW Company Individual (optional)
- Closing Date: ON OR BEFORE 3-31-20; Possession Date: on Closing; Other NOW-AS RENTERS
- Services of Closing Agent for Payment of Utilities: Requested (attach NWMLS Form 22K); Waived
- Charges/Assessments Levied Before but Due After Closing: assumed by Buyer; prepaid in full by Seller at Closing
- Seller Citizenship (FIRPTA): Seller is; is not a foreign person for purposes of U.S. income taxation
- Agency Disclosure: Selling Broker represents: Buyer; Seller; both parties; neither party
Listing Broker represents: Seller; both parties
- Addenda: FORM 34
SURVEY MAP OF RECORDED SURVEY

x Jeff Wood 3-10-20
Buyer's Signature Date
x April Wood 3-10-20
Buyer's Signature Date
x 2125 Falcon Ct
Buyer's Address
x MT Vernon WA 98274
City, State, Zip
x 360-708-4592
Phone No. Fax No.
x jeffwood26.2@gmail.com
Buyer's E-mail Address

Mark L 3-10-20
Seller's Signature Date
Gail Lohman 3-10-20
Seller's Signature Date
8795 DISTRICT LINE RD.
Seller's Address
BURLINGTON, WA. 98233
City, State, Zip
360-421-5193 360-399-1820
Phone No. Fax No.
GOKYATHAPPYFACE FARMS.COM
Seller's E-mail Address

Selling Firm _____ MLS Office No. _____
Selling Broker (Print) _____ MLS LAG No. _____
Firm Phone No. _____ Broker Phone No. _____ Firm Fax No. _____
Selling Firm Document E-mail Address _____
Selling Broker's E-mail Address _____
Selling Broker DOL License No. _____ Selling Firm DOL License No. _____

Listing Firm _____ MLS Office No. _____
Listing Broker (Print) _____ MLS LAG No. _____
Firm Phone No. _____ Broker Phone No. _____ Firm Fax No. _____
Listing Firm Document E-mail Address _____
Listing Broker's E-mail Address _____
Listing Broker DOL License No. _____ Listing Firm DOL License No. _____

ADDENDUM / AMENDMENT TO PURCHASE AND SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated 3-10-20 1
 between Jeff and April Wood ("Buyer") 2
Buyer Buyer
 and Gary and Gail Lohman ("Seller") 3
Seller Seller
 concerning 20528 Dahlstedt Road Burlington WA 98233 (the "Property"). 4
Address City State Zip

IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS: 5

1. Buyer agrees to close on the Property at the above address on or before January 15, 2019. 6
 2. Agreed Price is \$222,000.00. Included in that price will be the following: 7
 - a. New 6" Cased well, pump and control box. (Seller will wire up the new well.) 8
 - b. Filtration System for the new well. (Will be installed by Clear Water Systems of Lynden, WA.) 9
 - c. New 4 Bedroom Septic System. New System comes with a 1 year Warranty starting on the date 10
of the "As-Built" drawing. The cement tanks are not covered under this Warranty. (Berg Vault tanks) 11
 3. Sellers are hooking the Septic System to the existing house plumbing. Our Warranty stops at the point of 12
connection to that plumbing. 13
 4. Electrical to run the new System is by others. We are not Electrical Contractors. 14
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ALL OTHER TERMS AND CONDITIONS of said Agreement remain unchanged. 31

J.W. 3-10-20 [Signature] 3/10/20 R.L. 3/10/20 [Signature] 3/10/20
 Buyer's Initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials Date

P36995

ID: 350421-1-004-0004

March 10th2020

20528 Dahlstedt Rd Burlington Washington 98233

Current Legal Description Abbreviation Definitions(1.8000 ac) THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.N., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S 89-49-42 E, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 384.37 FEET; THENCE S 18-43-12 W, A DISTANCE OF 247.13 FEET; THENCE S 88-31-49 W, A DISTANCE OF 305.09 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE N 00-00-50 W, A DISTANCE OF 243.03 FEET TO THE POINT OF BEGINNING. EXCEPT ROAD AND DITCH RIGHTS OF WAY. SURVEY AF#201712290058

For: Real Estate Contract Between-Gary & Gail Lohman and Jeff and April Wood

Affidavit

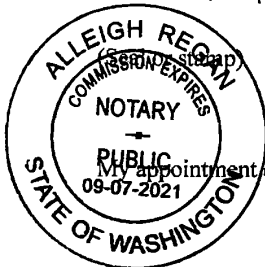
Gary Lohman Gary Lohman

Acknowledgment by Individual: (RCW 42.44.100[1])

State of Washington
County of SKagit

I certify that I know or have satisfactory evidence that Gary Lohman (name of person) is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3/10/2020



My appointment expires: 09-07-2021

Alleigh Regan
Signature
Admin. Coordinator
Title

P36995

ID: 350421-1-004-0004

March 10th 2020

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For: Real Estate Contract Between-Gary & Gail Lohman and Jeff and April Wood

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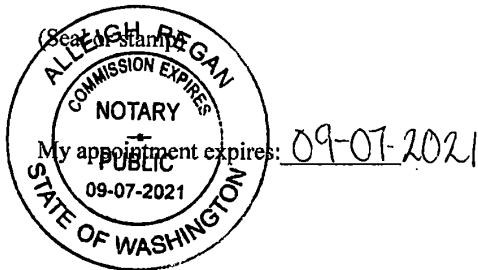
Gail Lohman Gail Lohman

Acknowledgment by Individual: (RCW 42.44.100[1])

State of Washington.
County of Skagit

I certify that I know or have satisfactory evidence that Gail Lohman (name of person) is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3/10/2020



Allegh Regan
Signature
Admin. Coordinator
Title

P36995

ID: 350421-1-004-0004

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For: Real Estate Contract Between-Gary & Gail Lohman and Jeff and April Wood

Affidavit

Jeff Wood



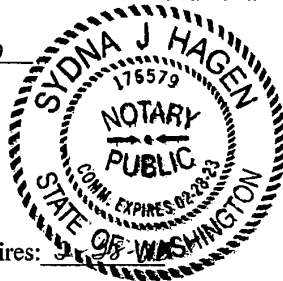
Acknowledgment by Individual: (RCW 42.44.100[1])

State of Washington
County of Sikagit

I certify that I know or have satisfactory evidence that Jeff Wood (name of person) is the person who appeared before me, and said person acknowledged thathe/she signedthis instrument and acknowledged it to be his/her free and voluntary act for the uses andpurposes mentioned in the instrument.

Dated: 3-10-20

(Seal or stamp)



Sydna J Hagen
Signature

Notary
Title

My appointment expires: 2-28-23

P36995

ID: 350421-1-004-0004

March 10th2020

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For: Real Estate Contract Between-Gary & Gail Lohman and Jeff and April Wood

Affidavit

April Wood



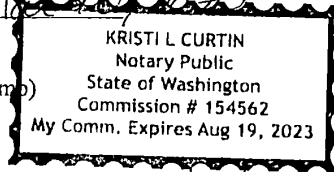
Acknowledgment by Individual: (RCW 42.44.100[1])

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that April Wood (name of person) is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Mar 10, 2020

(Seal or stamp)



Signature

Notary Public

Title

My appointment expires: 08/19/2023