

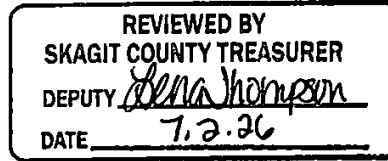


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07/02/2026 02:51 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded Return to:

Mary Kate Spangler
19872 Maxine Lane
Sedro Woolley, WA 98284



**REAL ESTATE CONTRACT
(RESIDENTIAL SHORT FORM)**

ANY OPTIONAL PROVISION NOT INITIALED BY ALL PERSONS SIGNING THIS CONTRACT--WHETHER INDIVIDUALLY OR AS AN OFFICER OR AGENT -- IS NOT A PART OF THIS CONTRACT.

1. **PARTIES AND DATE.** This Contract is entered into on 07/02/2026,
Between Carl J. Prince as "Seller" and Mary K. Spangler as "Purchaser."
2. **SALE AND LEGAL DESCRIPTIONS.** Seller agrees to sell to Purchaser and Purchaser agrees to purchase from Seller the following described real estate in Skagit County, State of Washington:

PROPERTY A:

(10.0200 ac) (INCLUDES MANUFACTURED HOM 1978 TITAN 60X24 SERIAL NUMBER S3356) LOT 3, SHORT PLAT #PL04-0490, APPROVED OCTOBER 14, 2005, RECORDED OCTOBER 20, 2005 UNDER AF#200510200079, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

LOCATED AT: 7180 GALLAGHER ROAD, CONCRETE, WA 98237, in SKAGIT COUNTY

TAX PARCEL NUMBER: P123970

TOGETHER WITH PROPERTY B:

(0.6100 ac) A PORTION OF LOT 3 OF SHORT PLAT PL#04-0490 AF#200510200079 DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89 DEGREES 49' 19" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 243.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 37' 11" WEST A DISTANCE OF 43.52 FEET; THENCE NORTH 88 DEGREES 56' 35" WEST A DISTANCE OF 200.28 FEET; THENCE NORTH 01 DEGREES 54' 12" EAST A DISTANCE OF 12.95 FEET; THENCE NORTH 88 DEGREES 05' 48" WEST A DISTANCE OF 188.06 FEET; THENCE SOUTH 01 DEGREES 54' 12" WEST A DISTANCE OF 16.44 FEET; THENCE NORTH 88 DEGREES 42' 09" WEST A DISTANCE OF 389.57 FEET; THENCE NORTH 02 DEGREES 07' 26" WEST A DISTANCE OF 30.69 FEET; TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 49' 19" EAST ALONG THE SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 779.40 FEET TO THE TRUE POINT OF BEGINNING.

LOCATED AT: 7180 GALLAGHER ROAD, CONCRETE WA, 98237, in SKAGIT COUNTY

TAX PARCEL NUMBER: P121618

3. **PERSONAL PROPERTY.** Personal property, if any, included in the sale is as follows:

INCLUDES MANUFACTURED HOM 1978 TITAN 60X24 SERIAL NUMBER S3356

4. **PRICE.** Purchaser agrees to pay: \$ 140,000.00 Total Price which is the amount financed by the Seller.

NOTWITHSTANDING THE ABOVE, THE ENTIRE BALANCE IS DUE IN FULL NOT LATER THAN AUGUST 01, 2037.

PAYMENT OF AMOUNT FINANCED BY SELLER.

Purchaser agrees to pay the sum of \$ 140,000.00 as follows:

\$ 1000.00 or more at purchaser's option on or before the Tenth (10th) day of every month until paid in full. This includes credit for \$7000.00 paid at \$1000.00 per month from January 2026 to July 2026. The buyer will pay 0% interest to the seller for the duration of the contract.

NOTWITHSTANDING THE ABOVE, THE ENTIRE BALANCE IS DUE IN FULL NOT LATER THAN AUGUST 01, 2037.

Monthly payments are applied to the remaining balance. Payments shall be made to Carl J. Prince, 38756 State Route 20, Concrete, WA 98237 or such other place as the Seller may hereafter indicate in writing.

5. **FULFILLMENT DEED.** Upon payment of all amounts due Seller, Seller agrees to deliver to Purchaser a Statutory Warranty Deed in fulfillment of this Contract. The covenants of warranty in said deed shall not apply to any encumbrances assumed by Purchaser or to defects in title arising subsequent to the date of this Contract by, through, or under persons other than the Seller herein. Any personal property included in the sale shall be included in the fulfillment deed.
6. **LATE CHARGES.** If any payment on the purchase price is not made within 30 (thirty) days after the date it is due, Purchaser agrees to pay a late charge equal to 5% of the amount of such payment. Such late payment charge shall be in addition to all other remedies available to Seller and the first amounts received from Purchaser after such late charges are due shall be applied to the late charges.
7. **POSSESSION.** Purchaser is entitled to possession of the property from and after the date of this Contract or January 01, 2026, whichever is later.
8. **TAXES, ASSESSMENTS, AND UTILITY LIENS.** Purchaser agrees to pay by the date due all taxes and assessments becoming a lien against the property after the date of this Contract. Purchaser may in good faith contest any such taxes or assessments so long as no forfeiture or sale of the property is threatened as the result of such contest. Purchaser agrees to pay when due any utility charges which may become liens superior to Seller's interest under this Contract.

9. **NONPAYMENT OF TAXES, AND UTILITIES CONSTITUTING LIENS.** If Purchaser fails to pay taxes or assessments, or utility charges constituting liens prior to Seller's interest under this Contract, Seller may pay such items and Purchaser shall forthwith pay Seller the amount thereof plus a late charge of 5% of the amount thereof plus any costs and attorney's fees incurred in connection with making such payment.
10. **CONDITION OF PROPERTY.** Purchaser accepts the property in its present condition and acknowledges that Seller, his/her agents, and subagents have made no representation or warranty concerning the physical condition of the property or the uses to which it may be put other than as set forth herein. Purchaser agrees to maintain the property in such condition as complies with all applicable laws.
11. **RISK OF LOSS.** Purchaser shall bear the risk of loss for destruction or condemnation of the property. Any such loss shall not relieve Purchaser from any of Purchaser's obligations pursuant to this Contract.
12. **IMPROVEMENTS.** Purchaser is given authority by the Seller to remove any existing structures including the existing manufactured home, make improvements, and add temporary or permanent structures to the property.
13. **DEFAULT.** If the Purchaser fails to observe or perform any term, covenant, or condition of this Contract, Seller may:
- (a) Suit for Installments. Sue for any delinquent periodic payment; or
 - (b) Judicial Foreclosure. Sue to foreclose this Contract as a mortgage, in which event Purchaser may be liable for a deficiency.
14. **PURCHASER'S REMEDY FOR SELLER'S DEFAULT.** If Seller fails to observe or perform any term, covenant, or condition of this Contract, Purchaser may, after 30 days' written notice to Seller, institute suit for damages or specific performance unless the breaches designated in said notice are cured.
15. **NOTICES.** Notices shall be either personally served or shall be sent certified mail, return receipt requested, and by regular first class mail to Purchaser at 7180 Gallagher Road, Concrete, WA 98237 and to the Seller at 38756 State Route 20, Concrete WA 98237 or such other addresses as either party may specify in writing to the other party. Notices shall be deemed given when served or mailed.
16. **SUCCESSORS AND ASSIGNS.** Subject to any restrictions against assignment, the provisions of this Contract shall be binding on the heirs, successors, and assigns of the Seller and the Purchaser.
- ADDENDA.** Any addenda attached hereto are a part of this Contract.

17. ENTIRE AGREEMENT. This Contract constitutes the entire agreement of the parties and supersedes all prior agreements and understandings, written or oral. This Contract may be amended only in writing executed by Seller and Purchaser.

IN WITNESS WHEREOF the parties have signed and sealed this Contract the day and year written.

SELLER		PURCHASER	
<u>Carl J. Prince</u>		<u>Mary K. Spangler</u>	<u>7/2/26</u>
CARL J. PRINCE	DATE	MARY K. SPANGLER	DATE

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was signed before me on July 02, 2026 by Carl J. Prince and Mary K. Spangler.

Danielle Dolan

Signature of Notary

Notary Public for the State of Washington.

My commission expires 10-20-2028

