EXHIBIT 1

Form 21
Residential Purchase & Sale Agreement
Rev. 7/19

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RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT
SPECIFIC TERMS

1. **Date:** July 21, 2020 **MLS No.:** 1622524 **Offer Expiration Date:** 7/23/2020
2. **Buyer:** Eric Ryan Shibley and/or assigns
   Buyer Buyer Status
3. **Seller:** L H
   Seller Seller
4. **Property:** Legal Description attached as Exhibit A. Tax Parcel No(s).: 2433200127, , ,
   9103 Seattle King WA 98108
   Address City County State Zip
5. **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 keys garage openers
6. **Purchase Price:** $ 425,000.00 Four Hundred Twenty-Five Thousand Dollars
7. **Earnest Money:** $ 10,000.00 ☑ Check; ☐ Note; ☐ Other _____ (held by ☐ Selling Firm; ☑ Closing Agent)
8. **Default:** (check only one) ☑ Forfeiture of Earnest Money; ☐ Seller's Election of Remedies
9. **Title Insurance Company:** Fidelity Title & Escrow
10. **Closing Agent:** Fidelity Title & Escrow
    Company Individual (optional)
11. **Closing Date:** 8/5/2020; **Possession Date:** ☑ on Closing; ☐ Other _____
12. **Services of Closing Agent for Payment of Utilities:** ☑ Requested (attach NWMLS Form 22K); ☐ Waived
13. **Charges/Assessments Levied Before but Due After Closing:** ☐ assumed by Buyer; ☑ prepaid in full by Seller at Closing
14. **Seller Citizenship (FIRPTA):** Seller ☐ is; ☑ is not a foreign person for purposes of U.S. income taxation
15. **Agency Disclosure:** Selling Broker represents: ☐ Buyer; ☐ Seller; ☑ both parties; ☐ neither party
    Listing Broker represents: ☐ Seller; ☑ both parties
16. **Addenda:** 22A(Financing) 22D(Optional Clauses) 22K(Utilities) 22J(Lead Disclosure) 35(Inspection)

Authentisign Eric Shibley 07/21/2020 7/21/2020 9:44:41 PM PDT Buyer's Signature Date	Authentisign L H 07/21/2020 7/21/2020 9:49:20 PM PDT Seller's Signature Date
Buyer's Signature Date	Seller's Signature Date
Buyer's Address	Seller's Address
City, State, Zip	City, State, Zip
Phone No. Fax No.	Phone No. Fax No.
@gmail.com Buyer's E-mail Address	Seller's E-mail Address
The Preview Group 3336 Selling Firm MLS Office No.	The Preview Group 3336 Listing Firm MLS Office No.
N Q 99817 Selling Broker (Print) MLS LAG No.	N Q 99817 Listing Broker (Print) MLS LAG No.
(425) 488-6000 (206) 496-5813 (425) 487-1710 Firm Phone No. Broker Phone No. Firm Fax No.	(425) 488-6000 (206) 496-5813 (425) 487-1710 Firm Phone No. Broker Phone No. Firm Fax No.
@previewgroupnw.com Selling Firm Document E-mail Address	@previewgroupnw.com Listing Firm Document E-mail Address
@gmail.com Selling Broker's E-mail Address	@gmail.com Listing Broker's E-mail Address
24296 Selling Broker DOL License No. Selling Firm DOL License No.	24296 Listing Broker DOL License No. Listing Firm DOL License No.

Form 22EF
Evidence of Funds Addendum
Rev. 7/19
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EVIDENCE OF FUNDS ADDENDUM TO PURCHASE & SALE AGREEMENT

The following is part of the Purchase and Sale Agreement dated July 21, 2020

between Eric Ryan Shibley and/or assigns ("Buyer")
Buyer Buyer

and L H ("Seller")
Seller Seller

concerning 9103 Seattle WA 98108 (the "Property").
Address City State Zip

1. DEFINITIONS.

a. "Evidence" means document(s) from a financial institution(s) in the United States showing that Buyer has sufficient cash or cash equivalent in United States funds.

b. "Non-Contingent Funds" means funds that Buyer currently has in its possession and for which there is no contingency, such as financing (NWMLS Form 22A or equivalent), sale of Buyer's property (NWMLS Form 22B or equivalent), or pending sale of Buyer's property (NWMLS Form 22Q or equivalent).

c. "Contingent Funds" means funds that Buyer does not currently have, but expects to receive from another source prior to Closing, and for which there is no contingency, such as a loan, proceeds from the sale of other property or stock, retirement funds, foreign funds, a gift, or future earnings.

2. ☑ EVIDENCE OF NON-CONTINGENT FUNDS. Buyer is relying on Non-Contingent Funds for payment of the Purchase Price. Buyer shall provide Evidence to Seller of such funds within 2 days (3 days if not filled in) of mutual acceptance. Unless Buyer discloses other sources of funds for the payment of the Purchase Price, Buyer represents that the Non-Contingent Funds are sufficient to pay the Purchase Price. Buyer shall not use such Non-Contingent Funds for any purpose other than the purchase of the Property without Seller's prior written consent. If Buyer fails to timely provide such Evidence, Seller may give notice terminating this Agreement any time before such Evidence is provided. Upon Seller's notice of termination under this Addendum, the Earnest Money shall be refunded to Buyer.

3. ☐ DISCLOSURE OF CONTINGENT FUNDS. Buyer is relying on Contingent Funds for the Purchase Price:

☐ Loan: _____

☐ Sale of the following owned by Buyer: _____

☐ Gift of $ _____ from _____

☐ Funds not readily convertible to liquid United States funds (describe): _____

_____

☐ Other (describe): _____

Buyer shall provide Evidence to Seller _____ days (10 days if not filled in) prior to Closing that the funds relied upon in Section 3 have been received or are immediately available to Buyer. If Buyer fails to timely provide such Evidence, Seller may give notice terminating this Agreement any time before such Evidence is provided. Buyer shall provide Seller with additional information about such funds as may be reasonably requested by Seller from time to time. Upon Seller's notice of termination under this Addendum, the Earnest Money shall be refunded to Buyer.

If Buyer disclosed that Buyer is obtaining a loan, Seller shall permit an appraisal of the Property and inspections required by lender, including but not limited to structural, pest, heating, plumbing, roof, electrical, septic, and well inspections. Seller is not obligated to pay for such inspections unless otherwise agreed.

4. BUYER DEFAULT. If Buyer fails to timely close because the Contingent Funds identified in Section 3 are not available by Closing, Buyer shall be in default and Seller shall be entitled to remedies as provided for in the Agreement.

ES 07/21/2020 _____ LH 07/21/2020 _____
Buyer's Initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials Date