



87971

REAL ESTATE CONTRACT
(FORM A-1964)

BOOK 76 PAGE 73

SK 1357

S-5-34-300

THIS CONTRACT, made and entered into this 22nd day of January, 1979
between W. JACK SPRINKEL AND GEORGENE SPRINKEL, husband and wife
hereinafter called the "seller," and DENNIS A. MASON AND JANET MASON, husband and wife
hereinafter called the "purchaser."

WITNESSETH, That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances in SKAMANIA

County, State of Washington

legal description attached and made a part hereeto:

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SKAMANIA COUNTY,
STATE OF WASHINGTON, TO-NIT:

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3 $\frac{1}{4}$, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3 $\frac{1}{4}$; THENCE SOUTH 89° 28' .08" EAST ALONG THE NORTH LINE THEREOF 1257.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 970 FOOT EASEMENT; THENCE FOLLOWING SAID WEST RIGHT-OF-WAY LINE SOUTH 89° 10' 00" WEST, 144.18 FEET; THENCE ALONG THE ARC OF A 970 FT. RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 53.1 FEET; THENCE SOUTH 45° 00' 00" WEST, 73.91 FEET; THENCE ALONG THE ARC OF A 970 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 104.40 FEET; THENCE SOUTH 51° 10' 00" WEST, 104.40 FEET; THENCE ALONG THE ARC OF A 970 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 64.00 FEET; THENCE SOUTH 55° 00' 00" WEST, 74.18 FEET; THENCE 95.28 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS TRACT 5 ON SURVEY RECORDED JUNE 2, 1978 IN AUDITOR'S FILE NO. 81503, IN BOOK 1 OF SURVEYS ATTACHED IN RECORDS OF SKAMANIA COUNTY, WASHINGTON.

SUBJECT TO: Mortgage recorded January 17, 1978, under Auditor's File No. 85611. Mortgage recorded September 13, 1978, under Auditor's File No. 87226. Mortgage recorded September 13, 1978, assigned under Auditor's File No. 87227. Term, provisions, and conditions of contract of sale recorded January 17, 1978, recorded under Auditor's File No. 85613. Land assessments filed under Auditor's File No. 86117, 85614, 85615, 85612. Reservation in documents recorded under Auditor's File No. 86697.

IN THE EVENT THAT SAID PROPERTY IS REMOVED FROM ITS PRESENT DESIGNATION OF FOREST LAND IT MAY BECOME LIABLE TO ASSESSMENT OR ASSESSMENT TAX FOR FIFTEEN YEARS. IT IS THEREFORE UNDERSTOOD AND AGREED BETWEEN THE PARTIES HERETO THAT ANY PENALTY ASSESSED FOR REMOVAL FROM FOREST LAND DESIGNATION, OR ANY TAX ASSESSED DUE TO HARVESTING OF TIMBER, SHALL BE TAKEN CARE OF DIRECT, BETWEEN SELLER AND PURCHASER.

SALE OF THIS PROPERTY IS SUBJECT TO THE TERMS OF THE FOREST LAND OWNERSHIP AGREEMENT, AS HEREBY EXHIBITED HERETO, IN WHICH THE SELLER AGREES TO, IN HIS SOLE AND SOLE DISCRETION, TO SELL HIS OWN FOREST AND WOODLANDS TO A COMPANY ACCEPTABLE TO THE SELLER, AND FOR THE AMOUNT

(3) The purchaser agrees to the following:

BOOK 76 PAGE 74

No. 6432
TRANSACTION EXCISE TAX

JAN 24 1979

Amount Paid \$1,500.00

Skamania County Treasurer

By: *[Signature]* C. W. [Signature]

\$18,500.00 1 Dollars, of which

\$1,500.00 1 Dollars have

been paid, the remainder of said purchase price shall be paid as follows:

ONE HUNDRED FIFTY AND NO/100 IS 150.00 1 Dollar,

or more at purchaser's option, on or before the 25th day of February 19 79,
and ONE HUNDRED FIFTY AND NO/100 IS 150.00 1 Dollar,
or more at purchaser's option, on or before the 25th day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the

rate of 10% per cent per annum from the 24th day of January 19 79, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

All payments to be made hereunder shall be made at 7, Jack Sprinkel
at such other place as the seller may direct in writing 13101 NE Hwy. 99, Vancouver, Washington

Purchaser agrees to pay said Real Estate Contract in full on or before January 24, 1983.
It is hereby agreed between purchaser and seller there is to be no timber removed
EXCEPT for the purpose of homesites or roads leading to homesite.

As referred to in the contract, "date of closing" shall be date of recordation

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be between grantor and grantee herefor by time of sale of said real estate, and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now or here on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid to him, the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by fire and vandalism in a company acceptable to the seller and to the seller's agent, or his interest may appear, and to pay all premiums therefor and to pay all rights and renewals thereon to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or his assigns or either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement named in or contained herein or is in writing and attached to and made a part of the contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use, and agrees that no act of damage, destruction or taking shall constitute a failure of consideration, to cause the part of said real estate taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price hereon unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvement so damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the responsible expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, of a commitment thereto, issued by SAFCO Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate on the date of closing and containing no exceptions other than the following:

a. Printed general exception coverage in said policy form
b. Liens or encumbrances which the terms of this contract the purchaser is to assume, or as to which the conveyance herunder is to be made subject; and

c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which either by the contract agrees to pay same of which for the purpose of this paragraph (c) shall be deemed defects in seller's title.

(6) If seller's title to said real estate is subject to no existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the first right most senior to the seller under this contract.

(8) Unless a different date is provided herein, the purchaser shall be given the option of retaining possession so long as purchaser is not in default hereunder. The purchaser agrees to keep the said real estate in good repair and not to permit waste and not to permit the transfer of the real estate, covenants to pay all services, installation or construction charges, taxes, or, if applicable, mortgage or real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein when due or to maintain insurance, as his payment or effect such insurance, and any amounts so paid by the seller, thereafter recovered at the rate of payment until repaid, shall be repayable by purchaser on behalf of the seller, all without prejudice to or reason of such default.

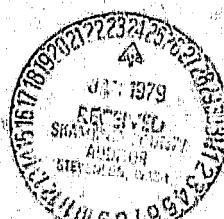
(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to complete payment hereof or to make any payment required hereunder promptly in the time and in the manner declared all the purchaser's rights hereunder terminated, and upon his failure to do so, all payments made improvements placed upon the real estate shall be forfeited to the seller of the real estate, and the take possession of the real estate and no waiver by the seller of any default on the part of the purchaser subsequent default.

Service upon purchaser of all demands, notices or other papers will suffice to satisfy the service of summons and notice of suit.

(11) Upon seller's election to bring suit to enforce any covenant of this contract concerning suit to collect the purchaser agrees to pay a reasonable sum as attorney's fees and all costs of collection as in contract included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs of expenses in connection with or cost of searching records to determine the condition of title at the date such suit is filed, which sum or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the day of January, 1979.



W. JACK SPRINKEL, John

Georgene SPRINKEL, John

Dennis R., John

Janet M., John

STATE OF WASHINGTON,

County of:

On this day personally appeared before me
to me known to be the individual described in and who executed this instrument, in
signed the same as
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

day of



SAFECO TITLE INSURANCE COMPANY

Filled for Record at Request of

REGISTERED	SEARCHED
SERIALIZED	INDEXED
JAN 23 1979	
MAILED	
FEB 1 1979	

NAME

ADDRESS

CITY AND STATE

STATE OF WASHINGTON

Count of, Clerk

{ss.

On this 23rd day of January, 1979, before me p
part for W. JACK SPRINKEL AND GEORGENE SPRINKEL, who executed the within instrument
at the same in his/her free and voluntary act and deed as attorney in fact for W. JACK SPRINKEL
for the uses and purposes therein mentioned, and on oath stated, at the power of attorney
execution of this instrument has not been revoked and that the said W. JACK SPRINKEL and
is fully living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

REAL ESTATE CONTRACT
(FORM A 1964)

BOOK 16 PAGE 73

127. This instrument entered into this 22nd day of January, 1979.

128. LATE SPRINKEL AND GEGENE SPRINKEL, husband and wife

129. DENNIS M. MASON AND JANET MASON, husband and wife

130. SELLER

131. The seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described property, in Skamania County, State of Washington:

132. An attachment and made a part hereof:

133. THE DESCRIBED REAL PROPERTY LOCATED IN SKAMANIA COUNTY, OF WHICH THE FOLLOWING, TO-WIT:

134. ON THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE RIVER, SKAMANIA COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

135. BEG AT POINT IRON ROD AT THE NORTHWEST CORNER OF SAID 136. QUARTER OF THE NORTHEAST QUARTER OF SECTION 34; THENCE 137. 39° 27' 11" EAST ALONG THE NORTH LINE THEREOF, 1257.06 FEET 138. TURN AND GO WEST RIGHT-OF-WAY LINE OF A 20 FOOT EASEMENT; 139. FOLLOWING ROAD WEST RIGHT-OF-WAY LINE, SOUTH 00° 48' 50" 140. LAT. 34.18 FEET; THENCE ALONG THE ARC OF A 70 FOOT RADIUS CURVE 141. RIGHT FOR AN ARC DISTANCE OF 53.98 FEET; THENCE SOUTH 45° 142. 00' 00" LAT., 33.44 FEET; THENCE ALONG THE ARC 143. OF A 70 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 104.40 FEET; 144. THENCE SOUTH 00° 00" WEST, 34.18 FEET; THENCE 145. SAID WEST RIGHT-OF-WAY LINE NORTH 49° 15' 00" WEST, 146. FEET TO THE POINT OF BEGINNING;

147. PLAT AS TRACT 5 ON SURVEY RECORDED JUNE 2, 1978 UNDER 148. FILE NO. 36503, IN BOOK 1 OF SURVEYS AT PAGE 188, 149. SKAMANIA COUNTY, WASHINGTON.

150. Deed recorded January 17, 1976, under Auditor's File No. 85611; 151. recorded September 15, 1978, under Auditor's File No. 87226. Mortgage 152. recorded April 19, 1978 assigned under Auditor's File No. 87227. Terms, provi- 153. sions and conditions of contract of sale recorded January 17, 1978, recorded 154. under Auditor's File No. 85615. Road easements as filed under Auditor's File 155. No. 85117, 8512. Reservation in document recorded under Auditor's File

156. PROPERTY IS REMOVED FROM ITS PRESENT DESIGNATION OF FOREST LAND 157. AND SUBJECT TO ASSESSMENT OF A COMPENSATION TAX FOR PRIOR YEARS. IT IS 158. AGREED BETWEEN THE PARTIES HERETO THAT ANY PENALTY ASSESSED 159. BY THE TAX AUTHORITY SHALL BE PAID BY THE PURCHASER. IT IS ALSO AGREED 160. THAT THE PURCHASER SHALL NOT HARVEST OR CUT THE FOREST LAND IN ANY MANNER OF DIRECT, BETWEEN SELLER AND PURCHASER.

161. Both the buyer and seller shall pay all taxes and assessments on their respective properties and shall pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

162. DATED

163. 164. 165.

BOOK 76 PAGE 74

No. 6432
TRANSACTION EXCISE TAX

JAN 24 1983

Amount Paid \$1,85.00

Skamania County Treasurer

By [Signature] Date [Signature]

The terms and conditions of this contract are as follows: The purchase price is
EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 is 18,500.00 Dollars, of which
ONE THOUSAND AND NO/100 is 1,000.00 Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

ONE HUNDRED FIFTY AND NO/100	is 150.00	Dollars,
or more at purchaser's option, on or before the 25th day of February	, 19 79.	
and ONE HUNDRED FIFTY AND NO/100	is 150.00	Dollars,

or more at purchaser's option, on or before the 25th day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of 10% per cent per annum from the 24th day of January 19 79 which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

All payments to be made hereunder shall be made at W. Jack Sprinkel
or at such other place as the seller may direct in writing 13101 NE Hwy. 99, Vancouver, Washington

Purchaser agrees to pay said Real Estate Contract in full on or before January 24, 1983.
It is hereby agreed between purchaser and seller there is to be no timber removed
EXCEPT for the purpose of homesites or roads leading to homesites.

date of recordation

As referred to in this contract, "date of closing" shall be

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be between grantor and grantee hereafter becoming a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contractor or other unencumbered, or has assumed payment of or agrees to purchase subject to, any loans or assessments now or hereafter placed on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The buyer shall agree, until the purchase price is fully paid, to know the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by fire and windstorm in a company acceptable to the seller, for the seller's benefit, or his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his agents shall be held to any covenant regarding the condition of any improvement therein notwithstanding the purchaser or seller or the assignee of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now or said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use; civil rights that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the repairing or restoration of any improvements damaged by such taking. In case of damage or destruction from a civil action against the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be diverted to the repairing or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for his retention on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a participant's policy of title insurance in standard form, or a commitment thereto, issued by SA/ECO Title Insurance Company, covering the purchaser in the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

17975

BOOK X

(2) The seller agrees, upon receiving full payment of the purchase price and interest in the amount above specified, to make available to the purchaser a statutory warranty full title to the real estate, subject to such taxes and other charges as may have accrued prior to the date of recording hereof, except any taxes which may attach after the date of recording hereof, and to the seller, and subject to the following:

Road Easements as filed under Auditor's File No. 861K7, 85614, 85613, 85611
Reservation in Document recorded under Auditor's File No. 46897.

(3) Unless a different date is provided for herein, the purchaser shall be entitled to possession of all real estate on day of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to commit waste and not to use, or permit the use of, such real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, gas, telephone, utility services furnished to said real estate after the date purchaser is entitled to possession.

(4) In case the purchaser fails to make any payment herein provided for to maintain insurance, as herein required, the seller may make each payment or offset such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller may have by reason of such default.

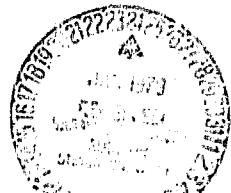
(5) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with any term, condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may give notice to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of one subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage prepaid, return receipt requested, directed to the purchaser, to his address last known to the seller.

(6) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sum shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to prepare an adjudication of the termination of the purchaser's rights hereunder, and if plaintiff so chooses, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also a reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sum shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.



Witnessed and sworn to before me this 10th day of October, 1973.
W. Jacobs Sprinkel by John R. Blaylock, Attorney in fact.

Witnessed and sworn to before me this 10th day of October, 1973.
John R. Blaylock, Attorney in fact
Dentie R. Mason
Dentie R. Mason

STATE OF WASHINGTON

County of

John R. Blaylock

(SEAL)

On the day personally appeared before me

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that

titled in the name of

free and voluntary as and deed,

for the uses and purposes thereina mentioned;

GIVEN under my hand and official seal this

day of

Notary Public in and for the State of Washington

residing at

THIS SPACE RESERVED FOR RECORDER'S USE
COUNTY OF KING, WASHINGTON

I HEREBY CERTIFY THAT THE WITNESS
INSTRUMENT OR WRITING FILED BY

AT KING COUNTY, WASHINGTON, ON

IS NOTARIZED IN DOWNS

AT KING COUNTY, WASHINGTON, ON

REC'D BY KING COUNTY, WASHINGTON

SUPERIOR AUDITOR

SAFECO
SAFECO

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

STATE OF WASHINGTON

136 FEET; THENCE ALONG THE ARC OF A 70 FOOT RADIUS CURVE
WEST FOR AN ARC DISTANCE OF 53.98 FEET; THENCE SOUTH 41°
WEST, 73 1/2 FEET; THENCE ALONG THE ARC OF A 970 FOOT
DOME TO THE RIGHT FOR AN ARC DISTANCE OF 104.40 FEET;
WITH 51° 10' 00" WEST, 393.44 FEET; THENCE ALONG THE ARC
FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF
11°; THENCE SOUTH 35° 00' 00" WEST, 34.18 FEET; THENCE
SAID WEST LINE OF WAY LINE NORTH 49° 15' 00" WEST,
ET TO THE POINT OF BEGINNING;

N. AS TRACT 5 ON SURVEY RECORDED JUNE 2, 1978 UNDER
FILE NO. 66501, IN BOOK 1 OF SURVEYS AT PAGE 148;
P. SKAMANIA COUNTY, WASHINGTON.

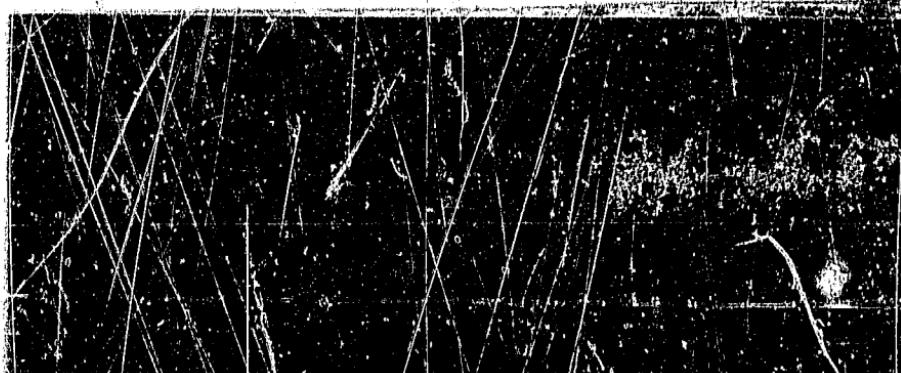
Mortgage recorded January 17, 1978, under Auditor's File No. 85611,
canceled December 15, 1978, under Auditor's File No. 67226. Mortgage
stamped 1/2, 1978 assigned under Auditor's File No. 87227. Terms, provi-
-sions or contract of sale recorded January 17, 1978, recorded
on File No. 83613. Road easements as filed under Auditor's File No.
84611, 85612. Reservation in document recorded under Auditor's File

7. THAT SAID PROPERTY IS REMOVED FROM ITS PRESENT DESIGNATION OF FOREST LAND
2. LIABLE TO ASSESSMENT OF A COMPENSATION TAX FOR PRIOR YEARS. IT IS
3. STATED AND AGREED BETWEEN THE PARTIES HEREIN THAT ANY PENALTY ASSESSED
4. WITH FOREST LAND DESTINATION, OR ANY TAX ASSESSED DUE TO HARVESTING OF
5. TIMBER SHALL BE PAID BY THE SELLER AND PURCHASER.

6. THAT THE SELLER WILL INSURE THE FOREST LAND AGAINST FIRE AND OTHER RISKS INSURED
7. BY BOLE, LIFE AND FIRE INSURANCE COMPANY, ACCEPTABLE TO THE SELLER AND FOR THE PURCHASER
8. Premiums to be paid by the seller to deliver all policies and renewals thereof to the buyer.

9. THAT THE PURCHASER

10. THAT THE PURCHASER



ONE THOUSAND AND NO/100 _____ is \$ 1,000.00 One thousand dollars and no cents.
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

ONE HUNDRED FIFTY AND NO/100 _____ is \$ 150.00 One hundred fifty dollars and no cents.
or more at purchaser's option, on or before the 25th day of February 1979.

and ONE HUNDRED FIFTY AND NO/100 _____ is \$ 150.00 One hundred fifty dollars and no cents.
or more at purchaser's option, on or before the 25th day of each succeeding calendar month until the balance of the purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of 10% per cent per annum from the 24th day of January 1979.

All payments to be made hereunder shall be made at W. Jack Sprinkel
or at such other place as the seller may direct in writing 13101 NE Hwy. 99. Vancouver, Washington

Purchaser agrees to pay said Real Estate Contract in full on or before January 24, 1983.
It is hereby agreed between purchaser and seller there is to be no timber removed
EXCEPT for the purpose of homesites or roads leading to homesite.

As referred to in this contract, "date of closing" shall be the date of recordation

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantees hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or his assumed payment of, or agreed to purchase subject to, any taxes or assessments now or a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until this purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as its interest may appear, and to apply all premiums therefor and to deliver all notices and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any portion thereof for public use, and agrees that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condominium owner's remaining after payment of reasonably expense of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proportion of such insurance terminating after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds be paid in the cellar for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 10 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by St. Paul Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

a. Standard general exceptions appearing on said policy form.

b. Lien on title concremences which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and

c. Any existing contract or contract under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation which seller agrees to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default; and any payments so made shall be applied to the payments next falling due the seller and/or this contract.

STATE OF WASHINGTON

County of

JANICE MULLEN

(SEAL)

On this day personally appeared before me

the individual described in and who executed the within instrument and foregoing instrument and acknowledged that

day of the same or

for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

day of

free and voluntary acts and deeds.

Notary Public in and for the State of Washington

residing at



SAFECO TITLE INSURANCE COMPANY

SAFECO

Filed for Record at Request of

REGISTERED	SEARCHED
SERIALIZED	INDEXED
FILED	FILED
MAILED	MAILED

THIS IS A SPACE FOR RECORDER'S USE	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OR WRITING FILED BY	
RECEIVED	
DECEMBER 10, 1979	
AT THE CLERK'S OFFICE	
CLERK'S OFFICE IN BOOK VOL	
FILED NUMBER AT PAGE 23	
COUNTY OF SNOHOMISH COUNTY WA 98201	
SOLICITOR & CLERK	

NAME

ADDRESS

CITY AND STATE

STATE OF WASHINGTON

County of Clark



On this 23rd day of January 1979, before me personally appeared John R. Blay, who executed the within instrument as Attorney in

Fact for W. JACK SPRINKEL AND GEORGENE SPRINKEL, and acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act and deed as attorney in fact for W. Jack Sprinkel and Georgene Sprinkel for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said W. Jack Sprinkel and Georgene Sprinkel is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)

Janice Mullen

(Signature)

Notary Public in and for the State of Washington, residing at Battle Ground

TL-32 R3 5/77

SAFECO Title Insurance Company - ACKNOWLEDGMENT - ATTORNEY IN FACT