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REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 2nd day of APRIL, 1980
between ROBERT J. GREEN and SHAROL L. GREEN, husband and wife,
and ROBERT L. BLEDSOE, a single man.

SCEZ
WITNESSETH, that the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller, the following
described real estate, in the townships of: SKAMANIA
County, State of Washington:

THEY WENT TO THE COMPETITION ATTACHED AND MADE A PARADE THEREIN.

SUBJECT TO: Mortgagor, Plaintiff November 9, 1973, executed by Robert D. Green and Shirley Green, husband and wife, as Mortgagor, to Washington State Bank, in Mortgage No. 15, securing the payment of \$21,300.00 and any additional advances and any interest, attorneys or other obligations secured thereby; recorded November 11, 1973, in Book 25 of Mortgages, Page 975, records of Snohomish County, Washington. ALSO SUBJECT TO: Declaration of Homestead dated August 14, 1973, and recorded August 17, 1979, under Auditor's File No. 89222.

The terms and conditions of this contract are as follows. The purchase price is **THIRTY FIVE THOUSAND DOLLARS**
AND NO/100 (\$35,000.00⁰⁰) Dollars, of which
TEN THOUSAND DOLLARS AND NO/100 (\$10,000.00⁰⁰) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
THREE HUNDRED FORTY FOUR DOLLARS AND 38/100 (\$344.38⁰⁰) Dollars,
more at purchaser's option, on or before the 24th day of MAY, 1980.
THREE HUNDRED FORTY FOUR DOLLARS AND 38/100 (\$344.38⁰⁰) Dollars,
more at purchaser's option, on or before the 24th 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 11% per cent per annum from the 24th day of APRIL, 1980.
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal
of payments to be made hereunder. Payments shall be made at
Washington State Bank-Washougal, Washington 98671
or such other place as the seller may direct in writing.

This contract to be paid in full on or before April 28, 1990

Note: Title to the Mobile Home will be transferred into the name of Robert L. Bledsoe at the time the Mortgage is paid in full, with Washington State Bank.

As referred to in this contract, "date of closing" shall be **UPON RE-ADVERTISEMENT**.

- (4) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be between grantor and grantee hereunder becoming 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 has assumed payment of or agreed to purchase subject to, any taxes or assessments now or hereafter becoming a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(5) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate in as good condition as the actual cash value thereof less any damage to them by fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(6) 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 be in covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to be in 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.

(7) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and in the taking of said real estate or any part thereof for public use, and agrees that no such damage, destruction or taking shall constitute a failure of consideration, but that any part of said real estate taken as 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 hereof; the seller's claim 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 use, in case of damage or destruction, from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expenses of procuring the same shall be devoted to the reconstruction or rebuilding of such improvements within a reasonable time, unless prior thereto claim that such proceeds shall be paid to the seller for application on the purchase price herein.

(8) 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, or a commitment thereto, issued by First American Title Insurance Company, insuring the purchaser to the full amount of the purchase price, subject to the following, by reason of defect in seller's title to said real estate as of the date of closing and containing no exclusions other than the following:

 - a. Printed general exceptions appearing in said policy form;
 - b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject;
 - c. Any existing contract of covenants under which seller is continuing 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 (8) shall be deemed defects in seller's title.

ESCRROW NO. 1505 LM

the one-half of one mile one-half of the following described tract
beginning at the Southwest corner of the Northeast Quarter
of Section 13, Township 2 North, Range 5 East of the Meridian.

~~Contra~~ ~~Nov 1660 fee~~
~~Contra~~ ~~June 1720 fee~~

EDUCATION **EDUCATION** **EDUCATION**
EDUCATION **EDUCATION** **EDUCATION**

County 3½ feet off road tract watershed.

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(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is in arrears, and 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 payments next falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty **FULFILLMENT** deed to said real estate, excepting any part thereof heretofore taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

Easements for mains, laterals, pipelines, and reservoirs of Public Utility District No. 1 of Skamania County, a municipal corporation, and existing contract for water service furnished by said district.

Covenants, conditions, restrictions, rights of way & reservations of record.

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

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect 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 might have by 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 comply with or perform any condition or agreement herein or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect 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 any subsequent default.

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

(11) 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 sums shall be 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 hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which costs 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.

ROBERT D. GREEN

SHAROL L. GREEN

ROBERT L. BLEDSOE

STATE OF WASHINGTON,

County of Clark

On this day personally appeared before me ROBERT D. & SHAROL L. GREEN

and me doth to be the individual(s) described in and who executed the within and foregoing instrument, and doth acknowledge that they signed the same as their free and voluntary act and deed, for the uses and purposes

under my hand and official seal this

24, day of APRIL, 1980

No. 74
TRANSACTION EXCISE TAX

APR 24 1980

Amount Paid \$2,400.00
Skamania County TreasurerBy
First American Title
INSURANCE COMPANY

John H. Mulligan

Notary Public to and for the State of Washington

residing at Vancouver



Filed for Record at Request of

Name Robert L. Bledsoe

Address MTW 18L Newquist Road

City and State Washougal, WA 98671

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| RECEIVED CLERK'S OFFICE SKAMANIA COUNTY, WASH. | |
| THIS SPACE RESERVED FOR RECORDER'S USE | |
| I HEREBY CERTIFY THAT THE WRITING INSTANTIALLY PREPARED IS TRUE AND CORRECT | |
| RECORDED BY [Signature] | |
| ON APR 24 1980 | |
| AT 10:51 AM 1980 | |
| IN CLERK'S OFFICE | |
| COUNTY OF SKAMANIA, WASH. | |
| COUNTY AUDITOR | |