

REAL ESTATE CONTRACT

THIS CONTRACT made and entered into this 30th day of October, 1980

between FREDERICK D. MORGAN, a single man

hereinafter called the "seller," and

STEVEN F. DONNELLY and LAURA DONNELLY, 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 real estate described real estate, with the appurtenances, in Skamania County, State of Washington:

ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: 1. Easements, restrictions, covenants, reservations and rights of way of record.

2. Real Estate Contract dated November 51, 1972, recorded November 15, 1972 under Auditor's File No. 75858; Book 65, Page 12; by and between Myrno A. and Olive E. Madden, h/w and Royal A. Ivory and B. Harriet Ivory, h/w.

3. Real Estate Contract dated July 14, 1973, recorded July 23, 1973 under Auditor's File No. 76378; Book 65, Page 506; by and between Royal A. Ivory and B. Harriet Ivory, h/w and Frederick D. Morgan, a single man.

The terms and conditions of this contract are as follows: The purchase price is SIXTEEN THOUSAND NINE HUNDRED AND NO/100----- (\$ 16,900.00) Dollars, of which THREE THOUSAND FIVE HUNDRED AND NO/100----- (\$ 3,500.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: ONE HUNDRED FORTY FOUR AND NO/100----- (\$ 144.00) Dollars, or more at purchaser's option, on or before the 30th day of November, and ONE HUNDRED FORTY FOUR AND NO/100----- (\$ 144.00) Dollars, or more at purchaser's option, on or before the 30th 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 ten per cent per annum from the 30th day of October, 1980, 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 or at such other place as the seller may direct in writing.

*Purchaser agrees to pay total balance of contract in full on or before January 1, 1996.

*Seller agrees to give a deed release to purchasers on two acres of said property at such time purchaser pays in cash in one payment to seller a sum of \$7,000.00. The deed release seller agrees to give purchaser is as follows: The North 295 feet of the West 295 feet as measured along the Northwest line of Lot 4 of the Fred Morgan Short Plat filed in Book 2 of Short Plats page 27.

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

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

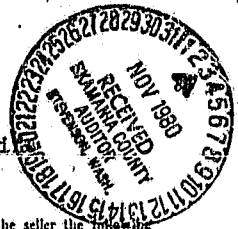
(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest 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 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 part 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 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 rebuilding or restoration of any improvements 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 reasonable expense of procuring the same shall be devoted to the reparation 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, or a commitment therefor, issued by First American 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:

- Printed general exceptions appearing in said policy form;
- 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; and
- Any existing contract or contracts 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 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 hereafter 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, restrictions, covenants, reservations and rights of way of record.

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date 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 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 real 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 hereof 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.

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 pre-paid, 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 payments withheld 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 sums 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.

Frederick D. Morgan (SEAL)
Frederick D. Morgan
Steven P. Donnelly (SEAL)
Steven P. Donnelly
Laura Donnelly (SEAL)
Laura Donnelly

STATE OF WASHINGTON,

County of Clark

On this day personally appeared before me

Frederick D. Morgan

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

day of October, 1980

7818

No.

TRANSACTION EXCISE TAX

NOV 3 1980

Amount Paid \$169.00

Skamania County Treasurer

First American Title
INSURANCE COMPANY



Filed for Record at Request of

Name... Steven P. Donnelly

Address... 2919 NE 136th Ave.

City and State... Vancouver, Wa.

REGISTERED	INDEXED
EXTRACTED	RECORDED
CERTIFIED	

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON	
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY <u>St. Co. Title Co.</u> OF <u>Pequannock, Wa.</u> AT <u>3:00 PM</u> ON <u>11/3</u> WAS RECORDED IN BOOK <u>78</u> OF <u>Deeds</u> AT PAGE <u>95</u> RECORDS OF SKAMANIA COUNTY, WASH.	
COUNTY AUDITOR	

EXHIBIT "A"

BOOK 78 PAGE 967

LOT 4 OF THE ADDITION TO THE FRED MORGAN SHORT PLAT FILED IN BOOK 2 OF SHORT PLATS PAGE 27; SAID ADDITION TO SHORT PLAT FILED IN BOOK 2 OF SHORT PLATS AT PAGE 121, RECORDED UNDER AUDITOR'S FILE NO. 89258;

THE SOUTH 505 FEET, AS MEASURED ALONG THE WEST LINE AND AT RIGHT ANGLES THERETO OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN SKAMANIA COUNTY, STATE OF WASHINGTON, TO-WIT:

THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT A STRIP OF LAND 300 FEET IN WIDTH ACQUIRED BY THE UNITED STATES OF AMERICA FOR THE BONNEVILLE-VANCOUVER NO. 1 AND NO. 2 TRANSMISSION LINES;

AND EXCEPT ALL THAT PORTION THEREOF LYING EASTERLY OF THE CENTERLINE OF COUNTY ROAD NO. 1106 DESIGNATED AS THE WASHOUGAL RIVER ROAD;

AND EXCEPT ANY PORTION THEREOF LYING EASTERLY OF THE CENTERLINE OF OLD WASHOUGAL RIVER ROAD AS MORE PARTICULARLY DESCRIBED IN DEED DATED AUGUST 4, 1966, AND RECORDED AT PAGE 170 OF BOOK 56 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

ALSO EXCEPT THAT PORTION LYING NORTHERLY OF TOTE ROAD AS THE SAME IS ESTABLISHED AND TRAVELED OCTOBER 1, 1977;

ALSO EXCEPT ANY PORTION THEREOF LYING WESTERLY OF THE CENTERLINE OF COUNTY ROAD NO. 1106. (WASHOUGAL RIVER ROAD);

EXCEPT ANY PORTION THEREOF LYING WITHIN THOSE TRACTS OF LAND CONVEYED TO SKAMANIA COUNTY BY DEED RECORDED NOVEMBER 19, 1974 UNDER AUDITOR'S FILE NO. 78460, BY DEED RECORDED APRIL 16, 1975, UNDER AUDITOR'S FILE NO. 79027, BY DEED RECORDED APRIL 21, 1975 UNDER AUDITOR'S FILE NO. 79053, AND BY DEED RECORDED NOVEMBER 24, 1975 UNDER AUDITOR'S FILE NO. 81432.