

96814

REAL ESTATE CONTRACT

This Contract made and entered into this 9 day of Dec, 1983, between Fred A. Newman and ANnette Newman, husband and wife, hereinafter called the sellers, and Steve Ellis and Susan Ellis husband & wife hereinafter called the purchasers.

Witnesseth: That the sellers agree to sell to the purchasers and the purchasers agree to purchase from the seller the following described Real Estate, in Skamania County, State of Washington:

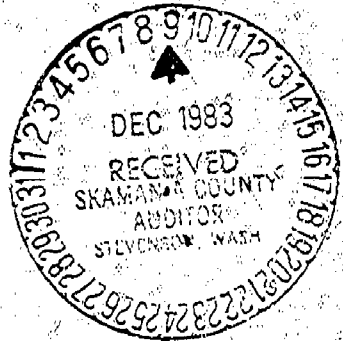
A Tract of land located in the southeast quarter of Section 20, Township 3 North Range 8 east of Willamette Meridian described as follows:

Lot 2 of Virginia Grace Vankirk short plat recorded in Book 2 of short plats at page 133, corrected and recorded in Book 2 of short plats at page 135.

The purchase price is \$5,800.00 Five thousand eight hundred dollars.

- (a) The purchaser agrees to pay (\$100.00) one hundred dollars per month, On or before the 30th day of each and every succeeding calendar month from and after the date of closing.
- (b) The purchaser price, at the rate of 6% per annum from the date of closing which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principle.

Transaction in compliance with County sub-division ordinances.
Skamania County Assessor - By: *[Signature]*



[Signature]



BOOK 82 PAGE 965

(c). The purchaser agrees to pay closing costs as a down payment.

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

Easements of record.

Any notice, declaration, demand or communication to be given by any party to this contract to any other party shall be in writing and transmitted to the other party by either personally delivering the notice or by certified or registered mail, return receipt requested, addressed as follows:

To Purchasers:

Fred A. and Annette Newman

M. P. O. 11R Little Soda Springs Rd.

Carson, Washington 98610

To Sellers:

Steve and Susan Ellis

Carson, Washington 98610

No. 9578

TRANSACTION EXCISE TAX

DEC 9 1983

Amount Paid 62.06

Stamania County Treasurer

By [Signature]

96314

82 PAGE 966

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

NOTARY PUBLIC, ss.
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS SUBSCRIBED BY _____

10:55 AM, Dec 9th 83

82

964-966

Deeds

Gary M. Olson

B. Babcock

STATE OF WASHINGTON) s. s.

County of Skamania)

Fred Newman
Fred Newman

Annette Newman
Annette Newman

Steve Ellis
Steve Ellis

Susan Ellis
Susan Ellis

On this day personally appeared before me, Fred A. Newman and Annette Newman, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN under my hand and official seal this 9th day of December, 1983.

Fred A. Newman

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