

7-6-18-D-303

REAL ESTATE CONTRACT

This contract, made and entered into this 15th day of February, 1984 between RUSSELL E. NOBLE, a single man, hereinafter called the "seller," and HAROLD R. NOBLE and F. ROBERTA NOBLE, 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:

Lot #3, Marble Mountain Retreat, recorded in Book "B", page 5, records of Skamania County, Washington.
Subject to easements and restrictions of record.

The terms and conditions of this contract are as follows: The purchase price is Eleven Thousand Two Hundred Sixty-nine and No/100 (\$11,269.00) Dollars, of which Four Thousand Six Hundred Ninety-one and 21/100 (\$4,691.21) 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 (\$150.00) Dollars, or more at purchaser's option, on or before the 1st day of February, 1984 and One Hundred Fifty and no/100 (\$150.00) Dollars, or more at purchaser's option, on or before the 1st 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 1st day of January, 1984, which interest shall be deducted from each installment payment and the balance of each payment applied to reduction of the principal.

Purchaser is aware that electricity, water and road maintenance are not provided to the property, as per attached copy of plat recorded in Book "B", page 5, records of Skamania County, Washington.

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

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

Is attached in compliance with County subdivision regulations.
Skamania County Assessor's Office

97201

purchaser has assumed payment of any mortgage, contract or other encumbrance, the purchaser agrees to pay the same before delinquency.

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.

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.

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

NO. TRANSACTION 173036

SELLER:

Russell E. Noble

MAR 13 1984

Amount Paid

720.52

PURCHASERS:

Harold R. Noble

F. Roberta Noble

Shawano County Treasurer

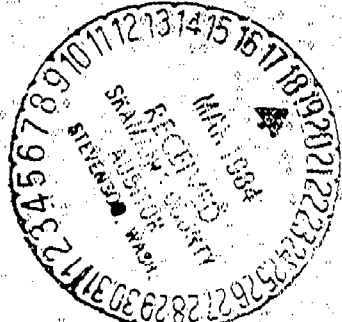
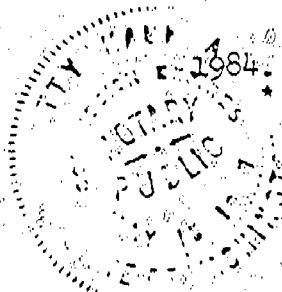
By

STATE OF WASHINGTON

County of Clark

On this day before me personally appeared Russell E. Noble, a single man, and Harold R. Noble and F. Roberta Noble, husband and wife, to me known to be the individuals named in and who executed the within and foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS My hand and notarial seal this 15th day of February, 1984.



Betty Kaufman
Notary Public in and for the State of Washington, residing at Vancouver.