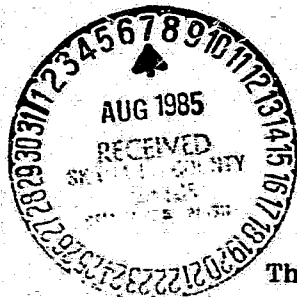


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BOOK 84 PAGE 396



## REAL ESTATE CONTRACT

This Contract, made and entered into this 2<sup>th</sup> day of August, 1985, between Steve A. Ellis and Susan Ellis, husband and wife, hereinafter called the sellers, and James Waters and Debbie Waters, husband and wife, hereinafter called the purchasers.

Witnesseth: That the sellers agree to sell to the purchasers and the purchasers agree to purchase from the sellers 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 113; corrected and recorded in Book 2 of short plats, at page 133.

The purchase price is \$8,000 (Eight Thousand dollars):

A) The purchasers agree to pay \$162 (One Hundred, Sixty-two dollars) per month, on or before the 15<sup>TH</sup> day of each and every succeeding calender month until Contract is paid in full.

B) The purchase price, at the rate of 8% per annum from the date of sale, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principle.

C) The purchasers agree to pay closing costs as a down payment.



The sellers agree upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchasers 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 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:

Purchasers: James and Debbie Waters  
Stevenson, WA 98648

Sellers: Steve and Susan Ellis  
Carson, Washington 98610

STATE OF WASHINGTON }  
COUNTY OF SPOKANE } SS  
I HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT OF WRITING FILED BY  
STEVE A. ELLIS  
PO BOX 750  
OF CARSON, WA 98610  
AT 10:55 A.M. AUG. 7, 1985  
WAS RECORDED IN BOOK 84  
OFED PAGE 896  
RECORDS OF SPOKANE  
J. McAllister  
d. Lewis

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

Steve A Ellis  
STEVE ELLIS

Susan Ellis  
SUSAN ELLIS

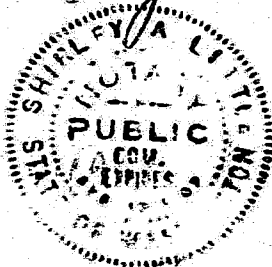
James Waters  
JAMES WATERS

Debbie Waters  
DEBBIE WATERS

STATE OF WASHINGTON )  
 ) ss.  
County of Skamania )

On this day personally appeared before me Steve Ellis and Susan Ellis, husband and wife, and James Waters and Debbie Waters, 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 7<sup>th</sup> day of August, 1985.



Shirley A. Peterson  
NOTARY PUBLIC in and for the  
State of Washington, residing  
at Steverson

10408

REAL ESTATE EXCISE TAX  
AUG 7 1985

PAID 85.60

Wm R Wyninger Dep  
SKAMANIA COUNTY TREASURER