

## REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 15th day of September, 1987, between **MARETTA L. GOEDEN**, a single woman, hereinafter called the "seller", and **BILLY L. RENNER** and **KIMBERLY D. RENNER**, husband and wife, hereinafter called the "purchasers",

**WITNESSETH:** That the seller agrees to sell to the purchasers and the purchasers agree to purchase from the seller the following described real estate, with the appurtenances, in Skamania County, State of Washington: **597**

Lot 9, WELLS' HOMESITES, according to the official plat thereof on file and of record, page 102 of Book A of Plats, records of Skamania County, Washington.

REAL ESTATE EXCISE TAX

09115 1987

SKAMANIA COUNTY TREASURER

The terms and conditions of this contract are as follows:

Price and Payment Terms

1. The purchase price is **Forty Thousand and no/100 Dollars**, (\$40,000.00) of which \$ 546.00 has been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

a. Three Hundred and no/100 Dollars (\$300.00), or more at purchasers' option, on or before October 15, 1987 and Three Hundred and no/100 Dollars (\$300.00) or more at purchasers' option, on or before the 15th day of each succeeding calendar month thereafter until the balance of said purchase price shall have been fully paid.

b. The purchasers further agree to pay interest on the diminishing balance of said purchase price at the rate of seven per cent (7%) per annum from the 15th day of September, 1987, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

2. All payments to be made hereunder shall be made at First Independent Bank, Stevenson, Washington, Account # 21-147442, or at such other place as the seller may direct in writing.

3. As referred to in this contract, "date of closing" shall be September 15, 1987.

4. Purchasers may at their option pay the entire balance of the purchase price remaining due, or any part of such balance, at any time before maturity, without notice to seller and without penalty.

5. Seller agrees that if, at her death, any part of the purchase price remains unpaid, such balance shall be canceled and this contract fully satisfied. This provision for cancellation of the balance shall not include any arrearage of principal or interest due at the time of Seller's death.

Seller shall ratify the provision for cancellation, as herein set forth, in her Last Will and Testament, but the absence of such testamentary provision shall not affect such cancellation.

Registered	S
Indexed	S
Filed	S
Map	

Pro-rated Taxes and Insurance

6. Both taxes and insurance shall be pro-rated as between seller and purchasers as of the date of possession.

7. The purchasers assume and agree to pay before delinquency all taxes and assessments, including but not limited to any governmental improvement assessments or charges that may as between grantor and grantee hereafter become a lien on said real estate. Upon request by seller, purchasers will show proof of said payments.

Inspection

8. The purchasers agree that full inspection of said real estate has been made and that neither the seller nor her assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchasers 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.

a. Purchasers are acquiring the property "as is" and seller makes no representations or warranties except as to title as set forth herein. Without limiting the generality of the foregoing, purchasers acknowledge that they have made their own independent investigation respecting the property and will be relying entirely thereon and on the advice of any consultant they may retain. Purchasers may not rely upon any representation of any party whether or not such party purports to act on behalf of seller, unless the representation is expressly set forth therein or in a "subsequent document executed by seller. All representations, warranties, understandings, and agreements between purchasers and seller are merged herein and shall not survive closing.

Taking

9. The purchasers assume all risk hereafter placed on said real estate or of the taking of said real estate or any part thereof for public use and agree that any such taking shall not 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 agrees in writing to allow the purchasers to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking.

Insurance

10. The purchasers agree to keep any improvements or future improvements located on the property insured against loss or damage by fire, windstorm, and all other casualties covered by "all risk" or extended coverage endorsements available in the State of Washington in an amount equal to the full insurable value thereof, on the initial and renewal policy dates, with a company acceptable to the seller and with loss payable first to seller as their interest may appear, and to pay all premiums for such

insurance and deliver all policies and renewals thereof to the seller. All such policies shall provide that they cannot be amended or canceled without ten (10) days written notice to seller.

#### Deed

11. The seller agrees, 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 seller, and subject to the standard policy exceptions.

#### Possession

12. Unless a different date is provided for herein, the purchasers shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchasers are not in default hereunder. The purchasers covenant to keep any 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 purchasers covenant 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 purchasers are entitled to possession.

#### Use of Premises

13. Purchasers covenant and agree to make or permit no unlawful, offensive or improper use of the premises or any part thereof.

#### Assignment

14. The rights hereby granted are personal to the purchasers and seller's reliance upon purchasers' ability and integrity is a part of the consideration for this contract. Neither this contract nor any interest therein, nor the possession of the property, may be assigned or transferred by purchasers, nor shall purchasers make or enter into any contract for the sale of the property or any interest therein, without the prior written consent of seller.

#### Default

15. In case the purchasers fail to make any payment herein provided, the seller may make such payment, and any amounts so paid by seller, together with interest at the rate of 12% per annum thereon from date of payment until repaid, shall be repayable by purchasers on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

16. Time and the covenants of purchasers are of the essence of this contract, and it is agreed that in case the purchasers 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 at her option exercise any of the following alternative remedies upon giving purchasers thirty (30) days' written notice specifying the default and the remedy to be exercised should purchasers fail to secure all defaults at the expiration of the 30-day period:

- a. Suit for delinquencies. Seller may institute suit for any installments or other sums then due and payable under this agreement together with any sums advanced by seller for and the amount of any delinquencies for items such as water assessments, taxes, insurance, payments and underlying obligations and lienable items, together with interest thereon at the rate of 12% per annum from the date each such payment was advanced or due, as the case may be.
- b. Forfeiture and Repossession. The seller may cancel and render void all rights, titles and interests of the purchasers and their successors in this contract and in the property (including all of purchasers' then existing rights, interests and estates therein and improvements thereon) by giving a Notice of Intent to Forfeit pursuant to RCW 61.30.040-070, and said cancellation and forfeiture shall become effective if the default therein specified has not been fully cured within ninety (90) days thereafter and the seller record a Declaration of Forfeiture pursuant to RCW 61.30.040-070. Upon the forfeiture of this contract the seller may retain all payments made hereunder by the purchasers and may take possession of the property ten (10) days following the date this contract is forfeited and summarily eject the purchasers and any person or persons having possession of the said property by, through or under the purchasers who were properly given the Notice of Intent to Forfeit and the Declaration of Forfeiture. In the event the purchasers or any person or persons claiming by, through or under the purchasers who were properly given the Notice of Intent to Forfeit and the Declaration of Forfeiture remain in possession of the property more than ten (10) days after such forfeiture, the purchasers, or such person or persons, shall be deemed tenants at will of the seller and the seller shall be entitled to institute an action for summary possession of the property, and may recover from the purchasers or such person or persons in any such proceedings the fair rental value of the property for the use thereof from and after the date of forfeiture, plus costs, including the seller's reasonable attorneys' fees.
- c. Specific Performance. Seller may institute suit to specifically enforce any of the purchasers' covenants hereunder.
- d. Property Rental. In the event this contract is forfeited as herein provided, or in any other manner permitted by law, or by mutual agreement of the purchasers and the seller, and the purchasers shall thereafter remain in possession of the property beyond any period otherwise permitted by law, the purchasers agree that they will occupy the property as a tenant at will, and the purchasers shall be obligated to pay, and hereby promise to pay, during

he period of such tenancy at will, a fair market rental in the amount then agreed to by the parties or, in the absence of such agreement or until such agreement is reached, an amount equal to two (2) times the installment amount as and when provided for in the specific terms hereof, and the seller shall have, in addition to all other remedies for the collection of rentals and the recovery of possession that are available to landlords under the laws of the State of Washington, the right to institute an action for summary possession of the property as provided by law.

**Waiver.**

17. The waiver of seller to elect to pursue any of the above remedies at any time upon a breach of any of the terms of this contract by the purchasers shall be deemed only an indulgence by the seller with regard to that particular breach and shall not be construed, in any manner whatsoever, to be a waiver of any right of seller to pursue any of the above remedies for the same or a different breach at a subsequent time; election of the seller to utilize any particular remedy to enforce a breach of this contract shall not preclude seller from electing to use an alternate remedy to enforce a subsequent breach. The remedies stated herein are cumulative and not mutually exclusive. Any delay or failure of seller to take action upon default shall not be construed as a waiver of said default. If seller, required to institute legal action to enforce any of the remedies indicated, purchasers agree to pay seller's costs and reasonable attorneys' fees incurred in such proceeding and any appeal thereof.

**Notice**

18. Any notice, declaration, demand, consent 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:

Billy L. and Kimberly D. Renner  
PO Box 667  
Carson, Wa. 98610

To seller:

Maretta Goeden  
c/o May Girard  
Carson, Wa. 98610

Either party may change its address by giving written notice to the other party in the manner provided above, provided that in no event shall seller be required to send any notice to more than two (2) addresses. The mailing and registering or certifying of any such notice as herein provided shall be sufficient service thereof. Service shall be complete when such notice is registered or certified and placed in the United States mail as shown by the cancellation stamp or postage meter stamp, as the case may be.

**Costs and Attorneys' Fees**

19. If either party shall be in default under this contract, the nondefaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any

