

THIS CONTRACT, made and entered into this pro tunc for the 2nd day of February, 1987, between

RODNEY HOLYCROSS, a single person, whose address is hereinafter called the "seller," and

STEVEN A. BLOUIN and SANDRA K. BLOUIN, a marital community 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 destribed

Skamania real estate, with the appurtenances, in

County, State of Washington:

See Attached Exhibit "A"



The terms and conditions of this contract are as follows: The purchase price is FORTY THOUSAND AND NO/100

(\$ 40,000.00 Dollars *** ****

XOEM公司成 XX ESEMENTURE K EPENSON OF STREET, AND AN THE TANKE ME said purchase price shall be paid as follows: 1 Dollars,

FOUR HUNDRED SIXTY AND 49/100---

is 460.49

or more at purchaser's option, on or before the 1st day of February,

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1 Dollars.

and Four Hundred Sixty and 49/100-day of each succeeding calendar month until the balance of said or more or paretraser's option, on or nervie the purchaser further agrees to pay interest on the diminishing balance of said purchase price at the or more at purchaser's option, on or before the

rate of twelve (12%) per cent per annum from the day of January 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

11.844

REAL ESTATE EXCISE TAX

MAR 1 1983

PAID 536.00

Ju Deputy

SYAMANIA COUNTY THEASURER

FILED FOR REGORD SKAMANIA CO. WASH JOHN THOMAS DAY 2 31 PH '88 AUDITOR GARYH. OLSON

as soon as possible

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

(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 purchase subject to any taxes or assessments now a lien on said real estate, the purchase subject to any taxes or assessments now a lien on said real estate, the purchase subject to any taxes or assessments now a lien on said real estate, the purchase subject to a second to purchase subject to a second to purchase subject to a second to purchase subject to any taxes or assessments now a lien on said real estate, the purchase subject to a second to purchase subject to a second

(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 purchaser agrees to pay the same before delinquency. 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 contact.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, attached to and made a part of this contract. 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 and or the taking or 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 sailure starts to allow the purchase to apply all or a position of such condemnation award to the religious of source payment. 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 restoration or rebuilding of such improvements within a reasonable of the reasceable expense of procuring the same shall be devoted to the restoration 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 SAFECO 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.

a Printed general exceptions appearing in said policy form; together with Special Exception #2 which punchaser is to assume, or as to which the conveyance hereunder is to be

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 iontract.

17) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to

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

- The vendor's interest and the vendee's interest in this 7a. contract is expressly assignable.
- In the event the purchaser prepays all or part of their 7b. obligations herein, purchaser shall pay seller as a penalty an amount equal to the interest they would not have otherwise paid as a result of their pre-payment.

(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 data. 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 to his address last known to the seller.

y Gilled States and this conti	ract, including suit to collect any payment required hereunder,
(11) Upon seller's election to bring suit to enforce any covenant of this continue purchaser agrees to pay a reasonable sum as attorney's fees and all costs are purchaser.	d expenses in connection with such suit, which sums shall be
ha nucleoter agrees in hav a reductable suit of attorney	
If the coller shall bring suit to procure an adjudication of the termination of	f the purchaser's rights hereunder, and judgment is so entered,
If the seller shall bring suit to procure an adjudication of the termination of the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and ost of searching records to determine the condition of title at the date such suit	expenses in connection status social service and in any judgment
ost of searching records to determine the condition of the	13 Commences, www.
or decree entered in such suit.	
IN WITNESS WHEREOF, the parties hereto have executed this instrument as	of the date first written above.
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	(SEAL)
STATE OF WASHINGTON,	(SEAL)
\ ss.	(SCHL)
County of SKAMANIA	
PADN Y HOLICE	OSA! STEVEN A. BLOUIN and
On this day personally appeared before me	
SANDRA K. BLOUIN to me known to be the individual S described in and who executed the within	n and foregoing instrument, and acknowledged that
	free and voluntary act and deed,
they signed the same as their	ince and volumery designs.
for the uses and purposes therein mentioned.	January, 1988. WILLEY JANA
day of - 200	January 1988. 3 3/15/10 10
GIVEN under my hand and official seal this grand day of 1-25	Of the Williams
STATE OF WASHINGTON	
	Notary Public in and for the State of Stay 311 de Line
	realinear PB/NIFASI Junion 3 *
County of	o & (VII)
Rodney Holycross acknowledged this	A 10 19 3 7 70
hofore me this day of	188.
before me this day of19	
The second secon	Notary Public in and for the
	State of Washington
	Diale of manning
	residing at THIS SPACE RESERVED FOR RECORDER'S USE
SAFECO TITLE INSURANCE COMPANY	
SAFECO TITLE INSURANCE COM ANT	
SAFECO	

Filed for Record at Request of

NAME

ADDRESS

CLIY AND STATE

BOOK 108 PAGE 658 day of Dated this STATE OF WASHINGTON, County of SLICK HAT FEBRUARY, 1988, before me, the undersigned. 1674 day oi On this a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me known to be the individual described in and who executed the foregoing instrument, and acknowlhe signed and sealed this said instrument as his edged to me that deed for the uses and purposes therein mentioned. Color of February 1988

Color of February 1988

Rotary Public in and for the State of Washington, residing at GOLDENDALE

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TL-6 R2 8/75

PARCEL I

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PARCEL II

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