

GENERAL ACKNOWLEDGMENT

NO 201

State of WASHINGTONCounty of SKAMANIA

SS.

On this the 11TH day of APRIL 1988 before me,SHIRLEY ANN NEWS

the undersigned Notary Public, personally appeared

DOROTHY B. PIERCE and CHARLES J. SAMPAIN, SR☐ personally known to me☒ proved to me on the basis of satisfactory evidenceto be the person(s) whose name(s) ARE subscribed to the within instrument, and acknowledged that THEY executed it.

WITNESS my hand and official seal.

Notary's Signature

My Commission Expires SEPT 01, 1989

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd • P.O. Box 4625 • Woodland Hills, CA 91365-4625

PURCHASER'S INSPECTION. Purchaser agrees that he has made a visual inspection of the property and accepts it in its present condition unless otherwise noted herein.**INCLUDED ITEMS**

Any of the following personal property presently located on the premises is included in this sale: all built-in appliances; wall-to-wall carpeting; curtain rods; window and door screens and awnings; storm doors and windows; installed television antennas; any ventilating, air conditioning, and heating equipment; irrigation fixtures and equipment; water heaters; installed electric fixtures; lights and light bulbs; shrubs, plants and trees; and all bathroom and other fixtures.

TITLE INSURANCE

Seller, at Seller's expense, will immediately apply for a preliminary commitment for a standard form Purchaser's policy of title insurance to be issued by such title insurance company as the Purchaser shall designate. Said preliminary commitment and the title policy to be issued, shall contain no exceptions other than those provided for in said standard form and those noted in paragraph 4 hereof. If title cannot be made so insurable prior to the closing date called for herein, the earnest money shall, unless Purchaser elects to waive such defects or encumbrances, be refunded to the purchaser, less any costs incurred or advances by Agent for Purchaser, and this agreement shall thereupon be terminated.

CONVEYANCING

CLEAR TITLE. If this agreement is for conveyance of fee title, TITLE SHALL BE CONVEYED BY STATUTORY WARRANTY DEED and free of encumbrances or defects, except those noted in paragraph 4 and 8. Prior to recordation of such documents, all governmentally required disclosures between Seller and Purchaser will be made, such as Certificate of Land Use and Local Assessments, if applicable.

CONTRACT ASSIGNMENT. If this agreement is for sale or transfer of a Purchaser's interest under an existing real estate contract, the transfer shall be BY STATUTORY WARRANTY DEED, CONTAINING A PURCHASER'S ASSIGNMENT of said contract in form sufficient to convey after acquired title.

DEED OF TRUST ASSIGNMENT. If this agreement is for sale or transfer of a Grantor's interest under an existing deed of trust and promissory note, Purchaser has read such documents and complied or will comply with the requirements therein as to sale or transfer as such applies to Purchaser, and transfer shall BY STATUTORY WARRANTY DEED, AND ASSIGNMENT OR ASSUMPTION of such deed of trust and note, as applicable, in form sufficient to convey title.

GENERAL PROVISIONS

TIME IS OF ESSENCE. Time is of the essence of this agreement.

NO VERBAL AGREEMENTS. There are no verbal or other agreements which modify or affect this agreement. THIS AGREEMENT CONSTITUTES THE FULL UNDERSTANDING BETWEEN THE SELLER, PURCHASER AND AGENT.

CONDITION OF WELL

Seller warrants that: (1) The private well serving or to serve the property has always provided or will provide an adequate supply of household and yard water, meeting State Department of Social and Health Services purity standards; and (2) Continued use of the well is authorized by a State permit or other established and existing water right.

CONDITION OF SEPTIC TANK

Seller warrants that the septic tank serving or to serve the property: (1) is or will be in good working order and Seller has no knowledge of any needed repairs, and (2) meets or will meet all applicable Governmental health, construction and other standards. If the property is to be improved for human use and is presently not served by an approved public or private system, then this sale is subject to Seller delivering to Purchaser a Disclosure as to percolation test meeting all such governmental requirements.

CASUALTY CLAUSE

If prior to closing, improvements on said premises shall be destroyed or materially damaged by fire or other casualty, this agreement at the option of Purchaser shall become null and void.

UNDERLYING FINANCING

Seller has fully disclosed to Purchaser, and Purchaser is aware of and has independently verified, whether or not any note, mortgage, deed of trust, or contract against the property allows the holder of such to raise the interest rate, or declare the entire balance due, or approve the Purchaser's credit, or demand any other right, privilege or remedy due to the fact of this sale.

FILED FOR RECORD
SKAMANIA CO. WASH
BY S. ROLES SAMPAIN, SR
APR 14 20 PM '88
MAYBE IN USE
AUDITOR
CARMY M. OLSON
Jui, Dep