	104982 REAL ESTATE PURCHASE AND SALE AGREEMENT (Residential) 109 PAGE 11
	THIS IS A LEGALLY BINDING CONTRACT, READ BOTH FROM TAND BACK CAREFULLY BEFORE SIGNING.
	Washington While 7/ 19 3/
	The undersigned Purchase States as the Dissilication of the Colon of the Colo
	as fulland complete legal description proof be inverted prior dexecution by darties )
-:-	of Su Southwest Greater of the Harring Qually (July Swill Nill Vitters of State
	PURCHASE PRINCE OF THE STATE OF
	JUL Harthufur Gulffer of the Southwest Queller (NWHANW) SWKI) except
	that portion thereof lying mortherly is Said road in Set
-	os, Sindigo Torus, Range o 4, W.M.
	2. FINANCING This offer.
	2. FINANCING. This offer (is is not, conditioned upon Purchaser obtaining a purchase loan. If it is, this agreement shall be null and void unless on or before  S
	THE HEADY ARE PART OF THIS AGREEMENT I PURCHASE SUFFICE AS THE FIRM OR VALUE CHECKED, THE FHANA PROVISIONS ON THE PERFORM
	3. CONTINGENCIES. This agreement is conditioned on sale of Purchaser's present home at
	4. CONDITION OF TITLE. Talle to the property is to be free of all encumbrances or defects, except as noted in paragraph 8 below, and except for:
-	tended use, and reserved in federal patents or state deeds:
	5. LITHITIES Columnia to the second of condominium dues, charges or assessments.
	6. LEASED FIXTURES AND CONSTRUCTION. THE FOLLOWING FIXTURES ARE LASED TO THE REVERSE SIDE HEREOF ARE PART OF THIS AGREEMENT.)
	THE TO THE SAME PRIOR TO CLOSING. F.T.C. regulations require disclosure of the following:  These leased fixtures are included in the sale and the SELLS AGREES TO AGREE TO AGRE
	Ceiling insulation: typethicknesstelling insulation:
• .	Not yet selected but Selk r shall furnish to all the selected but Selk r shall be selected but Selk r shall be selected but Selk r shall be selected but Sel
	2. CLOSING OF SALE. This sale shall be closed on or before  ("Contingencies") is applicable, and is met or waived prior to the foregoing date, then this sale shall be closed within 90 days after it is met or waived.  This sale shall be closed by  Closing Agent as Durch by the foregoing date, then this sale shall be closed within 90 days after it is met or waived.
	This sale shall be closed by
	shall pay real estate excise tay and construct the shall each pay one half of escrow fee unless this sale is VA financed in the
	Taxes for the current year, insurance acceptable to the Purchaser, rents, interest, mortgage reserves, and water and other utilities constituting liens, shall be provided that, prior to closing. Seller obtains a written statement as to the quantity and price thereof from the
	9. POSSESSION, Part haver shall be applied to me the
	10 DEFAULT AND REFUND. If either party defaults (that is, tailure to perform the acts required of him) in his contractual performance herein, the non-defaulting party may earnest money, upon demand, shall be refunded less any charge assistance assistance as a second of the same of
,	damages or rescission is the Seller, the earnest money, upon demand, shall be forfeited whereupon it shall be 10 Purchaser's financing. If the non-defaulting party seeking
	charges, if any) in the event financing contemplated by the purchaser is not obtainable. In the event of litigation to enforce any of the terorities, and other loan ing party shall be awarded all reasonable roots and attenues feet is not obtainable. In the event of litigation to enforce any of the terorities, appraisal feet, and other loan
-	ARE PART OF THIS AGREEMENT: INSPECTIONS; INCLUDED ITEMS: TITLE INSURANCE; CONVEYANCING; GENERAL PROVISIONS OF THE REVERSE SIDE HEREOF LYING FINANCING.
	Each party signing this document confirms that, pursuant to W.A.C. 308-12410-50 price and a discontinuous forms that, pursuant to W.A.C. 308-12410-50 price and a discontinuous forms.
	action. The listing agent is
	partial payment of the purchase price.
-	IA AGDEFMENT TO PURCHAGE
	14. AGREEMENT TO PURCHASE — AND TIME LIMIT FOR ACCEPTANCE. Purchaser offers to purchase the property on the terms and conditions noted herein and to accept this offer by delivering a signed copy hereof to the Pyrchaser or Agent. If this offer is not so accepted, it shall lapse and the Seller or Agent shall refund the earnest
	PURCHASER BASIL Jugay Six A MILLY R Mare Hueld William I William I I
	PURCHASER STUDIES JOURNALL ST. 1918 MILLIAN WALLOWARD OF HOME 201837.34230FFICE
	15. SELLER'S ACCEPTANCE AND AGENT'S AGREEMENT SALL
-	commission of
	SELLERS ADDRESS Washough, WA
-	SELLER HOME 306/837-3423 OFFICE SELLER'S PHONE
	6. PURCHASER'S RECEIPT. Purchaser acknowledges receipt of a Seller signed copy of this agreement, on
R	Vashington Legal Black Inc. Iterative Was Frederically
_	AATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER.  AGENT'S COPY
\$	The state of the s

GENERAL ACKNOWLEDGMENT	÷
State of WASHINGTON	On this the 111H day of 1981 1988 before me,
County of SKAMANIA	
	the undersigned Notary Public, personally appeared
A STATE OF THE STA	DORDTHY B. PIERCE and CHARLES J. SAMPAIR, SR
PUBLIC	personally known to me  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)subscribed to the within instrument, and acknowledged thatexecuted it.
	WITNESS my hand and official seal.  Notary's Signature  Notary's Signature
 	MY COMMISSION DYPLETS SEPT OF 1989
PURCHASER'S INSPECTION. Purchaser agree unless otherwise noted herein.	NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • PO Box 4625 • Woodland Hills CA 91365 s that he has made a visual inspection of the property and accepts it in its present condition

#### 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; curtin rolls; 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 no trust, or contract against the property allows the holder of such to raise the interest rate, or declare the entire balance.

Purchaser's credit, or demand any other right, privilege or remedy due to the fact of this sale.

SKARONIA CO WASH
BY design A CO WASH
BY design A CO WASH
WASH
BY design A CO WASH
BY d

10000