

REAL ESTATE CONTACT

THIS CONTRACT FOR THE SALE OF LAND AND A MOBILE HOME, made and entered into this 13<sup>th</sup> day of October, 1988, by and between CARL E. LEHMAN and ANNA E. LEHMAN, husband and wife, as Sellers and DONALD ARTHUR NEAL, JR., a single man, and BEVERLY DIANNE WOOD, a single woman, each as to an undivided one-half interest, as Purchasers,

WITNESSETH

The Sellers agree to sell to the purchasers and the Purchasers agree to purchase of the Sellers, the following described real estate with the appurtenances, in SKAMANIA County, State of Washington, to wit:

- 1) A parcel of land in the Northwest quarter of the Northwest quarter of Section 34, Township 2 North, Range 5 East of the Willamette meridian, Skamania County, Washington, described as follows:

BEGINNING at the Southeast corner of said Northwest quarter of the Northwest quarter of Section 34, thence North 00° 40' 49" West along the East line of said Northwest quarter of the Northwest quarter of Section 34, 516.10 feet to the true point of beginning; thence South 77° 12' 20" West along the North line of a 60 foot wide driveway 304.12 feet; thence North 00° 04' 04" West 122.70 feet; thence North 75° 39' 39" East 294.33 feet to a point on the West edge of the right of way of the Washougal River Road, thence South 13° 24' 55" East along the West edge of the right of way of said road 84.46 feet to the East line of said Northwest quarter of the Northwest quarter of Section 34, thence South 00° 40' 49" East 45.77 feet to the true point of beginning.

TOGETHER WITH the right to use the 60 foot strip of land running along the South line of the aforesaid property in an easterly direction to the County Road; AND TOGETHER WITH an easement to maintain a water pipeline in the present location of the same running from the tract herein conveyed in a Northwesterly direction across the Northwest quarter of the Northwest quarter of Section 34 and the West half of the Southwest quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, including the right to maintain a water storage tank at the present location of the same in the West half of the Southwest quarter of Section 27.

Commonly known as M.P. 0.02 Cathmar Park Lane, Washougal, Washington, 98671.

REAL ESTATE EXCISE TAX

OCT 13 1988

PAID 268.00

12300

W. L. C. Cornwall  
SKAMANIA COUNTY TREASURER

- 2) PRICE AND PAYMENT: The Purchase price of the said described real estate is the sum of Twenty Thousand and no/100 (\$20,000.00) of which the sum of Two Thousand Five Hundred and no/100 (\$2,500.00) has been paid, leaving a balance of Seventeen Thousand Five Hundred and no/100 (\$17,500.00) dollars, which sum shall be paid in monthly installments of Two Hundred Thirty One and 27/100 (\$231.27) dollars, or more, including interest at the rate of Ten (10%) per cent per annum on the unpaid balance, first installment commencing on the 1st day of November, 1988, and a like payment on the first day of each and every month thereafter until the full amount of the said purchase price and interest thereon shall have been paid.

- 3) TAXES: The Purchasers shall pay their own taxes, before delinquency, and the insurance and show proof of same to the Sellers.

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FILED FOR RECORD

SKAMANIA CO WASH

BY *Carl E. Lehman*

OCT 13 11 50 AM '88

*E. M. Olson*

AUDITOR

GARY M. OLSON

Glenda J. Kimmel, Skamania County Assessor  
By *Glenda J. Kimmel*  
Parcel # 2-5-34-2-406

Registered 6  
Indexed, w/r 5  
Indirect 5  
Filmed  
Mailed

4) Purchasers agree not to sell or assign said Real Estate Contract without a total cashout or the written permission of the Sellers.

5) It is agreed between the parties there shall be no penalty for early pay off of Contract.

6) Payments received ten (10) days after due date shall be assessed a late charge of ten (10%) or \$23.13 based on the Monthly payment, for each payment late, each month late.

7) It is further agreed between the parties that the Sellers shall sell to the purchasers and the Purchasers shall purchase from the Seller, the following described personal property to wit:

One (1) 1968 Fleetwood Trailer, Washington Title No. 7604003304799, situated on the above described real property in Skamania County, Washington.  
It is also agreed that said Mobile Home shall not be moved from the said premises until the real estate contract has been paid in full.

All payments to be made hereunder shall be made to the  
Riverview Savings and Loan

As referred to in this contract, "date of closing" shall be  
13<sup>th</sup> day of ~~November~~, 1988  
Oct.

The Purchasers agree to pay the total balance of the Contract on or before November 1, 1998.

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

Carl E. Lehman  
Carl E. Lehman

Anna E. Lehman  
Anna E. Lehman

Donald A. Neal Jr  
Donald Arther Neal, Jr

Beverly Dianne Wood  
Beverly Dianne Wood

STATE OF WASHINGTON:

)ss

County of Skamania

On this day personally appeared before me Carl E. Lehman and Anna E. Lehman, and Donald Arther Neal, Jr. and Beverly Dianne Wood, to me know to be the individuals described in and who executed the foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the purposes therein mentioned.

GIVEN under my hand and seal this 13<sup>th</sup> day of October, 1988.

Therese M. Marshall  
Notary Public in and for the State of  
Washington, residing at Washington, Wa.

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