



# First American Title Insurance Company

THIS SPACE FOR RECORDERS USE  
 SKAMIA WASH  
 BY George Essex  
 APR 16 2 25 PM '90  
P. Loney  
 GARY H. OLSON

Filed for Record at Request of

Name Graydon B. Hallock  
 Address 3460 Bay Ocean Rd  
 City and State Till Ore 97141

## Statutory Warranty Deed

THE GRANTOR Graydon B Hallock and Avis E Hallock  
 for and in consideration of SIXTY THOUSAND DOLLARS (60,000)  
 in hand paid, conveys and warrants to George Essex and Jean Essex Husband and wife  
 the following described real estate, situated in the County of SKAMANIA State of Washington:

See EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED  
 HEREIN (EXCEPTING THEREFROM) ALL EASEMENTS, RIGHTS OF WAY, AGREEMENTS,  
 RESTRICTIONS, REGULATIONS, TAXES, LIENS AND ENCUMBRANCES OF RECORD  
 OR IN USE

This is a given in fulfillment of that certain contract of  
 sale dated 3rd day of April 1978 executed by Graydon B  
 Hallock and Avis E Hallock, vendors, and George Essex and  
 Jean Essex Husband and wife vendees, recorded 3rd day of April  
 1978 under Skamania County Auditor's file No 5451

TRANSACTION EXCISE TAX WAS PAID ON APRIL 4 1978 under EXCISE NO 5451

Dated April 16, 1990

Graydon B. Hallock  
Graydon B. Hallock

Avis E. Hallock  
Avis E. Hallock

REAL ESTATE EXCISE TAX

APR 16 1990

STATE OF WASHINGTON  
 COUNTY OF SKAMANIA

On this day personally appeared before me  
Graydon B. Hallock and Avis E. Hallock

to me known to be the individual(s) described in and who  
 executed the within and foregoing instrument, and  
 acknowledged that they signed the same  
 as their free and voluntary act and deed,  
 for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this  
16th day of April, 1990

Jean G. Coote  
 Notary Public in and for the State of Washington, residing at  
White Salmon



STATE OF WASHINGTON  
 COUNTY OF SKAMANIA

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 before me, the undersigned, a Notary Public in and for the State of Washington, duly com-  
 missioned and sworn, personally appeared \_\_\_\_\_

and \_\_\_\_\_  
 to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary,

respectively, of \_\_\_\_\_  
 the corporation that executed the foregoing instrument, and acknowledged the said instru-  
 ment to be the free and voluntary act and deed of said corporation, for the uses and purposes

\_\_\_\_\_ and on oath stated that \_\_\_\_\_  
 the said instrument and that the seal affixed is the corporate seal of said

\_\_\_\_\_ and official seal hereto affixed the day and year first above written  
 \_\_\_\_\_ Notary Public in and for the State of Washington, residing at \_\_\_\_\_

Glenda J. Kimmel, Skamania County Assessor  
 97141 Parcel # 03 077-00-0201 00  
 4/16/90

Registered \_\_\_\_\_  
 Indexed \_\_\_\_\_  
 Indirect \_\_\_\_\_  
 Filmed 4-23-90  
 Mailed \_\_\_\_\_



86055

REAL ESTATE CONTRACT

BOOK 74 PAGE 527

BOOK 118 PAGE 485

THIS CONTRACT, made and entered into this 3rd day of April, 1978  
 between GRAYDON B. HALLOCK and AVIS E. HALLOCK, husband and wife,  
 hereinafter called the "seller," and GEORGE ESSEX and JEAN ESSEX, husband and wife,  
 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 described real estate, with the appurtenances, in Skamania County, State of Washington:

A tract of land in the Jos. Robbin D.L.C. in Section 27, Township 3 North, Range 8 East of the W.M., more particularly described as follows:

Beginning at the Northwest corner of the Robbins D.L.C. aforesaid; thence East 20 chains; thence South 20 chains; thence West 20 chains; thence North 20 chains to the Point of Beginning;

EXCEPT that portion thereof lying Northerly of County Road No. 3036, designated as the Berge Road.

The terms and conditions of this contract are as follows: The purchase price is Sixty Thousand and no/100 (\$60,000.00) Dollars, of which Five Hundred and no/100 (\$500.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

In monthly installments of Five Hundred Twenty and 70/100 (\$520.70) Dollars beginning with the 10th day of May, 1978, and continuing monthly thereafter until the whole balance of the purchase price, both principal and interest, shall have been fully paid. The unpaid balance of the purchase price shall at all times bear interest at Eight and One-Half per cent (8-1/2%) per annum, and from each payment shall first be deducted interest to date and the balance shall be applied on principal. Permission is especially granted to purchaser to make larger payments at any time, or to pay the contract in full, and interest shall immediately cease on all payments so made. THIS CONTRACT SHALL NOT BE ASSIGNED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SELLERS, AND ANY PURPORTED ASSIGNMENT THEREOF WITHOUT SUCH CONSENT SHALL BE NULL AND VOID.

No. 5651  
 TRANSACTION EXCISE TAX

APR 6 1978  
 Amount Paid 600.00

Skamania County Treasurer  
 By Karen S. Wynne



Transaction in compliance with County subdivision ordinance, Skamania County Assessor - By: [Signature]

All payments to be made hereunder shall be made at 1460 Butte Falls Hwy, Eagle Pt., Oregon 97524 or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be April 4, 1978.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may or 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, deed of trust, 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 purchaser agrees to pay the same before delinquency.

(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 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