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BOOK 119 PAGE 261

FILED FOR RECORD
SKAMANIA CO. WASH
BY Arthur Beagle

JUN 7 11 09 AM '90

GARY M. OLSON

REAL ESTATE CONTRACTDate: September 15, 1988

1. Seller, ARTHUR C. BEAGLE and DOLORES Y. BEAGLE, agrees to sell to Purchasers, DOUGLAS B. HIATT and PENELOPE R. HIATT, husband and wife, and LOWELL M. NORRIS and ANN E. NORRIS, husband and wife, and Purchasers agree to buy from Seller, the following property in Skamania County, Washington, legally described as follows:

Lot 1 - HIGHLAND RIDGE ESTATES - Recorded in Book "3", page 134, records of Skamania County, Washington. Subject to easements and restrictions of record and restrictions of Weyerhaeuser Company as set forth in exhibits to this contract.

2. PURCHASE PRICE: The purchase price is \$20,000.00, of which \$3,000.00 has been paid, receipt being acknowledged. Purchaser agrees to pay the balance of the purchase price together with interest on deferred balances at the rate of eleven (11%) percent per annum from September 15, 1988, as follows:

a. Payments of \$250.00 per month shall commence on September 15, 1988, and be payable monthly thereafter until all of the principal and interest are paid in full. From each payment shall first be deducted interest which has accrued to date and the balance thereof shall be applied to principal.

b. There shall be no penalty for making more payments than called for by the monthly schedule or for early payoff of the entire balance.

All payments shall be made at the place designated by the Seller.

3. POSSESSION: Purchaser shall be entitled to possession of the property on September 15, 1988.

4. PERSONAL PROPERTY: Title to personal property described above shall remain in seller until purchaser has fully performed this contract, and purchaser hereby grants to

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Glenda J. Kimmel, Skamania County Assessor

By: [Signature] Parcel # 2515-43-100

6-2-90

SKAMANIA COUNTY TREASURER

PAID 380.50

JUN 7 1990

REAL ESTATE EXCISE TAX

136224

Recorded
Indexed, Dir
Indexed
Filed 6-8-90
[Signature]

seller a security interest in all of said property, all insurance and other proceeds relating thereto and all property subsequently acquired by purchaser in substitution thereof as security for the performance of purchaser's obligations herein. Purchaser agrees to execute and deliver to seller such further documents, UCC Financing Statements and Statements of Continuation which seller may request to further evidence or perfect seller's security interests in said property. Purchaser's rights to the property shall be subject to all applicable terms and conditions of this contract. Personal property shall be maintained in good condition and not disposed of by purchaser without written consent of seller. All personal property shall remain on the real property described above, provided temporary removal shall be permitted for making of repairs and/or where the intended use of the property, such as vehicles, necessitates temporary removal. Personal property sold includes but is not limited to those items enumerated and described on Exhibit "1".

5. ASSESSMENTS AND TAXES: Purchaser shall pay before delinquency all taxes, assessments, water rents or water assessments, utility charges, and operation or construction charges not now delinquent, and all levied or assessed against the property and hereafter falling due; except that real estate taxes for year 1988 and personal property taxes for year 1988 shall be prorated. In the event any taxes, assessments, rents, or charges to be paid by purchaser are paid by seller, purchaser shall promptly reimburse seller. Upon failure of purchaser to pay any taxes, assessments, rents or charges to be paid by purchaser, seller may, at his option, declare a forfeiture of this contract or pay and discharge any such tax, assessment, rent or charge and any amount so paid shall be added to, and be secured in the same manner as the unpaid purchase price, bear interest at the rate of twelve (12%) percent per annum, and be due immediately.

6. LIENS, CHARGES AND ENCUMBRANCES: Purchaser shall pay, before a delinquency of any debts secured thereby, all liens, charges or encumbrances hereafter lawfully imposed on the property, assumed by purchaser in this contract or subject to which this purchase and sale is made; and shall not allow any part of the property to become subject to liens, charges or encumbrances having priority over the rights of seller in the property. Notwithstanding anything to the contrary provided above in this paragraph seven, purchaser shall not be responsible for any liens or encumbrances (or payment of the obligations secured thereby) imposed upon said property subsequent to the date of this contract by or through seller unless such liens, encumbrances or obligations are expressly assumed by purchaser.

7. EXISTING MORTGAGE OR SECURED OBLIGATION: Unless otherwise provided herein, if there is a mortgage or other secured obligation on the property, seller shall keep the same current at all times, satisfy the same of record upon or prior to satisfaction of this contract, and indemnify, defend and hold purchaser harmless with regard thereto. If seller fails to make any payment thereunder, purchaser may do so and, at purchaser's election (a) receive credit therefor against the next due payments herein, or (b) demand reimbursement from seller, together with interest thereon at twelve (12%) per cent per annum, and to institute suit to collect the same.

8. CONDITION OF PREMISES, UPKEEP AND CROPS: Purchaser shall maintain the property and all improvements now or later placed on the property in a good state of repair, shall not make any material alterations without the written consent of seller and shall not allow or commit any waste. In addition to the general requirement imposed by this paragraph concerning avoidance of waste, Purchaser shall be required to specifically abstain from the following acts: (a) No unreasonable noise; (b) no debris or litter accumulation; (c) buildings shall be neat appearing and maintained; (d) no excessive speed on access roads or Weyerhaeuser roads; (e) Purchasers assume and agree to all covenants and restrictions or comments contained on the short plat of the entire subdivision of which Purchasers lot is one parcel.

9. USE OF PROPERTY: Purchaser shall not make nor allow any unlawful use of the property.

10. SPECIAL CONDITION (Volcano Risk):

a. Purchasers have been advised that the property they are purchasing borders on National Forest land and property owned by private timber companies such as the Weyerhaeuser Company. They understand and assume all risks associated with logging on adjacent parcels such as but not limited to noise, dirt and dust and risks such as the threat of fire caused by logging operations. This covenant is not intended to limit Purchasers right to pursue an independent action against a third party for negligence or willful conduct, but is a waiver of any such action against sellers.

b. Purchasers have been advised and acknowledge that the property they are purchasing is close to Mt. St. Helens which is an active volcano. They understand that the property they are purchasing was within what is known as the "Red Zone" when Mt. St. Helens was in an eruptive volcanic state. They have been advised and they understand that during the last substantial volcanic

activity concerning Mt. St. Helens, the property they are purchasing was inaccessible due to state and/or federal restrictions on access and they understand that the property has experienced a substantial amount of ashfall during the last serious eruption. Purchasers waive all action of every type whatsoever against Sellers as a result of every type of hazard exposure due to the proximity of Mt. St. Helens and the existence of the hazards it entails. Purchasers understand that the 1980 eruption of Mt. St. Helens is not the first time the mountain has erupted and according to scientific data, the likelihood of future eruptions continues to exist.

11. INSURANCE: Purchaser shall insure with companies satisfactory to seller the buildings now or hereafter placed on the property and any personal property included in this contract in the sum of not less than its full insurable value, with loss thereunder payable first to any mortgagee who is such at the time of the execution hereof, then to seller, then to purchaser, as their respective interests may appear. The policy shall be held by seller or mortgagee.

In the event of destruction of or damage to any of said buildings or personal property and the collection of insurance during the life of this contract, the money received on said insurance may, at the option of purchaser, be used in the restoration of said improvements, provided, that purchaser is not at the time in default under the provisions of this contract, and subject to the terms of any mortgage on the property. If purchaser fails to procure insurance, seller is authorized to do so, and the cost may be added to the balance due hereunder and shall bear interest at twelve (12%) percent per annum, and shall become due immediately, or seller may, at seller's option, forfeit this contract for the failure of purchaser to procure insurance.

12. CONDEMNATION: If the property or any part shall be taken and condemned, such taking shall not be a ground for rescission of this contract. The award made for the taking shall be deemed to be the property of purchaser, but shall be paid to seller to apply upon the purchase price, not exceeding any amounts then unpaid hereunder.

13. ZONING: It is understood that the seller has made no representations about the zoning of the subject property and has no duty to obtain a change in zoning law presently applicable to the property sold. Purchaser assumes full responsibility for examining the applicable zoning codes regarding the subject property and making its own determination as to whether or not their intended use is permitted under existing zoning.

14. ASSIGNMENT OR TRANSFER: The purchaser shall not assign this contract without the written consent of the seller. The seller shall not unreasonably withhold such consent; and, once given, such consent shall not waive the requirements of this paragraph as to any subsequent assignment of this contract.

15. DESTRUCTION OF PROPERTY: In the event of damage to or destruction of any buildings or improvements upon the property, such damage as between the parties shall be the loss of purchaser and shall not be a ground for rescission of this contract or abatement of purchase price.

16. DEED: When purchaser has fully performed this contract seller shall execute and deliver to purchaser a statutory warranty deed conveying the property free and clear of all encumbrances except any encumbrances agreed to by purchaser. Warranties of seller are limited to the date of this contract except for affirmative acts of seller thereafter.

17. REMEDIES: Time is of the essence of this contract. If the purchaser fails to make any payment or perform any obligation hereunder, seller shall be entitled to exercise all rights and remedies as allowed by law or equity, including the right to elect one or more of the following remedies:

a. To forfeit this contract under Ch. 61.30 RCW, in which event, without limiting any remedies of seller as provided by the said statute, all right, title and interest of purchaser and parties claiming an interest in the real and/or personal property subject to this contract shall be cancelled and terminated; all prior payments shall be retained by the payee thereof; all improvements and unharvested crops shall be forfeited; and seller shall be entitled to possession of the real and/or personal property, which right may be enforced under the provision of Ch. 59.12 RCW.

b. To declare all amounts payable under this contract immediately due and payable and institute suit to collect such amounts, together with reasonable attorneys' fees' provided, if within thirty (30) days after commencement of such action, purchaser cure the default(s) and pays to seller, seller's actual attorneys' fees incurred and other taxable costs of suit, this contract shall be reinstated.

c. To commence an action for the collection of past due payments or obligations arising prior to the date of judgment.

d. To commence an action for specific performance of purchaser's obligations under this contract (including redress by either a mandatory or prohibitive injunction).

e. If purchaser is in default under this contract and abandons the real and personal property, if any, subject hereto, pending the exercise of other rights or remedies as provided for herein, seller may take immediate possession of the real and/or personal property for the purpose of preserving or otherwise protecting the property from loss, damage or waste.

18. NON-WAIVER: Failure of seller to insist upon strict performance of purchaser's obligations hereunder (e.g., accepting late or partial payments) shall not be construed as a waiver by seller of strict performance thereafter of all of purchaser's obligations hereunder and shall not prejudice seller's remedies as provided herein or by law or equity.

19. VENUE: If either party commences an action to enforce rights under this contract, venue of such action, at the option of seller, shall lie in Skamania County, Washington.

20. ATTORNEY'S FEES-COSTS: In the event of a lawsuit between the parties to this contract, the prevailing party shall be entitled to recover judgment against the other party for reasonable attorney's fees and costs (including title and lien searches) either at trial or on appeal. If either party exercises any non-judicial right or remedy to enforce such party's rights hereunder, it shall be a condition for the cure of the default that the defaulting party pay the non-defaulting party's reasonable attorneys' fees incurred and all reasonable costs, including costs of service of notices and title and lien searches. Failure to pay such costs and reasonable attorneys' fees shall constitute an event of default under this contract.

21. BINDING EFFECT: This agreement shall be binding upon and shall inure to the benefit of the legal representatives and property assigns and successors of the parties.

22. NOTICES: It is expressly agreed between the parties that notices concerning default, acceleration, forfeiture and default for failure to pay taxes, insurance, fees or assessments, of any type whatsoever, shall be sent by registered mail, to Purchasers as follows:

- a. Douglas B. Hiatt & Penelope R. Hiatt
9005 NE 39th Avenue
Vancouver, WA 98665

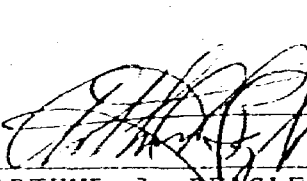
b. Lowell M. Norris & Ann E. Norris
3405 NE 254th Street
Ridgefield, WA 98642

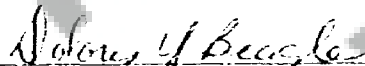
Purchasers shall be deemed to have received said notice upon proof of Sellers of having posted said notice by registered or certified mail.

23. PAYMENTS: All payments of any type whatsoever, shall be made to Sellers at P. O. Box 4044, Vancouver, Washington 98662, or such other address as Sellers may later provide to Purchasers so long as Sellers notification is in writing and given within 10 days of the time any payment is due.

24. LATE PAYMENT CHARGE: All payments called for in this agreement shall be made on or before the 15th day of each month and any payment not made within 10 days of the 15th day of the month shall be deemed a late payment. The charge for failing to pay the payment on time, or within the grace period provided, shall be \$10.00 for each month during which the payment is late.

SELLERS:


ARTHUR C. BEAGLE


DOLORES Y. BEAGLE

PURCHASERS:


DOUGLAS B. HIATT


PENELOPE R. HIATT


LOWELL M. NORRIS


ANN E. NORRIS

STATE OF WASHINGTON)

County of Clark) ss

On this day personally appeared before me ARTHUR B. BEAGLE and DOLORES Y. BEAGLE, husband and wife, to me known to be the individuals described in and who executed the within

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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 21st day of September, 1988.

PATRICIA A. YAMASHITA
NOTARY PUBLIC in and for the State
of Washington residing at Vancouver
My commission expires: 9-24-89
Identity of Affiant Verified by
Personal Knowledge

STATE OF WASHINGTON)

:ss

County of Clark)

On this day personally appeared before me DOUGLAS B. HIATT and PENELOPE R. HIATT, husband and wife, to me known to be the individuals 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 September, 1988.

JULIA E. MORTON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 24, 1989

Julia E. Morton
NOTARY PUBLIC in and for the State
of Washington residing at Vancouver
My commission expires: 9-24-89
Identity of Affiant Verified by
Drivers License

STATE OF WASHINGTON)

:ss

County of Clark)

On this day personally appeared before me LOWELL M. NORRIS and ANN E. NORRIS, husband and wife, to me known to be the individuals 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 13th day of September, 1988.

PATRICIA A. YAMASHITA
NOTARY PUBLIC in and for the State
of Washington residing at Vancouver
My commission expires: 9-24-89
Identity of Affiant Verified by
Drivers License