

114841

BOOK 131 PAGE 788



First American Title Insurance Company

Filed for Record at Request of

Name Henry Holt
 Address Box 91 R Acheson Mt Rd
 City and State Skamania, WA 98648

THIS SPACE PROVIDED FOR RECORDERS USE	
BY SKAMANIA CO. TITLE	
OCT 30 3 42 PM '92	Registered <input checked="" type="checkbox"/>
	Indexed <input checked="" type="checkbox"/>
	Filed <input checked="" type="checkbox"/>
	Mailed <input checked="" type="checkbox"/>
GARY H. OLSON	

Statutory Warranty Deed

THE GRANTOR J. Richard Brown and Pearl J. Brown, husband and wife -----
 for and in consideration of Fulfillment of Contract -----
 in hand paid, conveys and warrants to Inez M. Laird, a widow -----
 the following described real estate, situated in the County of SKAMANIA, State of Washington:

PLEASE SEE ATTACHED EXHIBIT -----

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated February 23, 1976, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on March 5, 1976, Rec. No. 3886
 Dated 10-26, 1992

J. Richard Brown
 RICHARD BROWN

Pearl J. Brown
 PEARL J. BROWN

N/A
 REAL ESTATE EXCISE TAX

STATE OF WASHINGTON
 COUNTY OF Skamania } ss.

On this day personally appeared before me

Richard & Pearl J. Brown
 to me known, personally 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 uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS
26 DAY OF OCTOBER, 1992

Donna K. Jewell
 Notary Public in and for the State of Washington, residing at Stevenson

STATE OF WASHINGTON

COUNTY OF _____

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned 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 instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written

Notary Public in and for the State of Washington, residing at _____

FORM A-1964

61613

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 23rd. day of February, 1976.

between DEAN VOGT & LOIS VOGT, husband and wife,

hereafter called the "seller," and RAY I. LAIRD & INEZ LAIRD, husband and wife,

Insulin was called the "panacea."

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 appurtenments, in **SHAMANIA** County, State of Washington:

The Southwest quarter of the Northeast quarter of the Northeast quarter of Section 32, Township 2 North, Range 6 E.W.M.

SUBJECT 10 AND TOGETHER WITH AN EASEMENT 60 FEET IN WIDTH FOR
ROAD AND UTILITY PURPOSES ACROSS SUBJECT PROPERTY AND FOLLOWING
EXISTING GRAVEL ROAD TO DUNCAN CREEK ROAD.

The terms and conditions of this contract are as follows: The purchase price is Four thousand four hundred and no/100 (\$4450.00)) Dollars, of which
One thousand and no/100 (\$1000.00)) Dollars have been paid.
The receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
Sixty and no/100 (\$60.00)) Dollars
on or before the 25th day of March (\$60.00)) Dollars
and Sixty and no/100 (\$60.00)) Dollars
on or before the 25th day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the outstanding balance of said purchase price at the rate of eight per cent per annum from the 25th day of February, 1975, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.
All payments to be made hereunder shall be made at 5216 St. Johns Rd. Jacksonville, Florida 32209 or at such other place as the seller may direct in writing.

3886

110
TRANSISTOR

[Handwritten:] April 1968
Hedley, Wiggles
By [illegible]
As referred to in the contract - date of closing -

As referred to in this contract, "date of closing" shall be February 25, 1976

[illegible]

17) The purchaser agrees that he shall not be entitled to return or exchange the goods for any reason whatsoever and to deliver as promised.

(1) The purchaser agrees that the acceptance of said real estate may be subject to the approval of the Board of Directors of the corporation, and the purchaser shall not be bound by the acceptance of said real estate until the same has been approved by the Board of Directors of the corporation.

(4) The purchaser assumes all liability for any damage to or destruction of any improvements on the land, whether or not such damage or destruction is caused in whole or in part by the negligence of the seller, and the purchaser shall be responsible for the payment of the consideration for the land, whether or not such damage or destruction is caused in whole or in part by the negligence of the seller.

[illegible]

(1) The war has delivered or agrees to deliver within 15 days of the date of claim, a purchaser's policy of this insurance in standard form or a comparable document, to the Transamerica Life Insurance Company, against the purchaser to the full extent said purchaser may sustain loss or damage by reason of default in either's sale to and not extend as of the date of closing and containing everything other than the following:

standard form or a contract of adhesion by reason of which it is not possible for said purchaser to obtain a copy of the contract or to make any change in the contract, excepting other than the following:

- Printed general contracts appearing in and policy form;
- Letters or communications which by the terms of the contract the purchaser is to receive, or as to which the purchaser is under any obligation, or as to which the purchaser is to receive any benefit; and
- Any contract or contracts under which either in purchasing and red action, and any payments or other obligations, or in the event of a claim, the purchaser is to receive any benefit or to be bound to pay, some of which for the purpose of this paragraph (1) shall be deemed distinct in nature.