FILED FOR RECORD
SKAKAHIA CO WASH
BY SEVEN STAR DR Nov 14 3 55 PH '88 GARY H. OLSON

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name \_\_\_\_\_ Address PO BOX 1283

City. State, Zip WHITE SALMON 98672

ANY OPTIONAL PROVISION NOT INITIALED BY ALL PERSONS SIGNING THIS CONTRACT - -WHETHER INDIVIDUALLY OR AS AN OFFICER OR AGENT - - IS NOT A PART OF THIS CONTRACT.

## **REAL ESTATE CONTRACT**

		(RESI	DENTIAL S	HORT FORM	-7:1		
l. PARTIES	S AND DA	TE. This Contract is	s entered into o	n Novemb	er	1988	
between OL	IVE L. A	LLEY, a widow.	X	44	_	-	
SEVEN STAI	R DEVELO	PMENT, INC., a	Washington	corporation,	P. 0. 8ox 1	as "Seller" 283, White Sa	
WA 98672	: 		11			as "Buy	/er."
ionowing desc	ribed real		iman i a	-	County, Sta		rthe
he South 26	6.13 fee	t of the follow	ving descri	bed tract of	land:	7	
ownsnip 3 n orner on th hence South	iorth, Ri he west i 89° 59	Southwest Quar ange 10 East, V line of said East 4.96 ch	V. M., desc Section 22 Mains: them	ribed as foll ; thence Nor ce South 00°	lows: Begini th NNº 191	ning at the (	quarter chains:
UBJECT TO ea	asements	of record.		)			y Assess 50.74
3. PERSONA	AL PROPI	ERTY. Personal pro	perty, if any, in	cluded in the sale	is as follows:	2367	Sound No.
					hëal es	TATE EXCISE TO 1988	¥ (
No part of the 4. (a)	PRICE.	price is attributed to Buyer agrees to pa \$ 10,000,00	y:	Track Date	PAND 1	34.00	
/ <del>  \</del>	Less Less Results i	(\$ _2,000,00 (\$			ment (S)  Obligation (s)  inanced by Selle		IR. TO
( juljedockosovač	Parabagas		(Mortane D	erd of Trust Contract)			
				2000		rafamisiyo kiligania magamagamagada	nois face
	Printegrams Prestations	intromentayory ûnedica. Marintaria		(10	ludjes/pujs		
NOTWITHST.	ANDING	il in the date in the I THE ABOVE, THE	following two learning two lear	ines only if there ANCE OF PRIN	is an early cash CIPALAND IN	TEREST IS DUE	EIN
	ANY AL	DITIONAL ASSUI	MED OBLIGA	ATIONS ARE IN	CLUDED IN A	DDENDUMA Indire	d d
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See	(c)	PAYMENT OF AMOUNT FINANCED BY SELLER.  Buyer agrees to pay the sum of \$10,000.00 as follows:	*.*
declining balance thereoty and a like amount on more on to before the days deach and every both the declining balance thereoty and a like amount on more on to before the days deach and every both the declining balance thereoty and like amount on more on to before the days deach and every both the declining balance thereof the days are sent to the days and the days are sent to the days and the days are sent to the days are sen		\$ 200.00 or more at huver's ontion on or before the	)WS:
DOBLIGATION STORE ABOVE. THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST IS DUE IN NOTWITHSTANDING THE ABOVE. THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST IS DUE IN FULL NOT LATER THAN  19  Paymens are applied first to interest and then to principal. Payments shall be made at or such other place as the Seller may hereafter indicate in writing.  5 FAILURE TO MAKE PAYMENTS ON ASSUMED OBLIGATIONS. If Buyer fails to make any payments on assumed obligations), Seller may give written notice to Buyer that unless Buyer makes the delinquent payments on assumed obligations on assumed obligations. The 15 day period may be stortened to avoid the exercise of any tenety the bolder of the assuments obligations. The 15 day period may be stortened to avoid the exercise of any tenety the bolder of the assuments obligations. The 15 day period may be stortened to avoid the exercise of any tenety by the bolder of the assuments obligations. Buyer shall mendately after such payments yeller reimbuse shall be made any payments placed and automays? fees incurred by Seller in connection with making such payments to pay from payments received recorded to a seller of the amount of such payments placed and the payment placed and the payment placed and the payments of the pay		declining balance thereof; and a like amount or more on or before the	
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on such other place as the Seller may hereafter indicate in writing.  5. FAILURE TO MAKE PAYMENTS ON ASSUMED OBLIGATIONS. If Buyer fails to make any payments on assumed obligation(s), Steller may give written notice to Buyer that unless Buyer makes the delinquent payment(s) within fifteen (15) days. Seller will make the payment(s), together with any late charge, additional interest, penalties, and costs assessed by the Holder of the assumed obligations. Buyer shall immediately after such payment by Seller reimburse Seller for the amount of such payment plus al late charge equal to tive percent (3%) of the amounts point by all contained the following obligation, which obligation must be paid in full when Buyer pays the purchase price in full:  (a) OBLIGATIONS TO BE PAID BY SELLER. The Seller agrees to continue to pay from payments received hereunder the following obligation, which obligation must be paid in full when Buyer pays the purchase price in full:  ANY ADDITIONAL OBLIGATIONS TO BE PAID BY SELLER. The Seller agrees to continue to pay from payments received hereunder the following obligation, which obligation must be paid in full when Buyer pays the purchase price in full:  ANY ADDITIONAL OBLIGATIONS TO BE PAID BY SELLER ARE INCLUDED IN ADDENDUM. (b) EQUITY OF SELLER PAID IN FULL. If the balance owed the Seller on the purchase price herein becomes equal to the balance so wed on prior encumbrances being paid by Seller, Buyer will be deemed of have assumed said encumbrances as of that date. Buyer shall thereafter make payments direct to the holder of said encumbrance and make no further payments to Seller. Seller shall at that time device to buyer a fulliment deed in carcordance with the provisions of Paragraph 8.  (c) FALLURE OF SELLER TO MAKE PAYMENTS ON PRIOR ENC LIMBRANCES. If Seller fails to make any payments on any prior encumbrance all at that time device to be used to the purchase price and the contract of the decider of the prior encumbrance will be additionally to be additionally the following isse	NOTWITI FULL NO	STANDING THE ABOVE, THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST IS DUE LATER THAN	
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hereunder the following obligation, which obligation must be paid in full when Buyer pays the purchase price in full:  That certain  ANY ADDITIONAL OBLIGATIONS TO BE PAID BY SELLER ARE INCLUDED IN ADDENDUM.  (b) EQUITY OF SELLER PAID IN FULL. If the balance owed the Seller on the purchase price here in becomes equal to the balances owed on prior encumbrances being paid by Seller, Buyer will be deemed to have assumed said encumbrances as of that date. Buyer shall thereafter make payments direct to the holders of said encumbrances and make no further payments to Seller. Seller shall at that time deliver to Buyer a fulfillment deed in accordance with the provisions of Paragraph 8.  (c) FALUREOF SELLER TO MAKE PAYMENTS ON PRIOR ENCUMBRANCES. If Seller fails to make any payments on any prior encumbrance, Buyer may give written notice to Seller that unless Seller makes the delinquent payments within 15 days, Buyer will make the payments together with any late charge, additional interest, penalities, and costs assessed by the holder of the prior encumbrance. Buyer may deduct the amounts so paid plus a late charge of 30 of the amount so paid and any attorneys fees and costs incurred by Buyer in connection with the delinquency from payments next becoming due Seller on the purchase price. In the event Buyer makes such delinquency from payments next becoming due Seller on the purchase price. In the event Buyer makes such delinquency from payments next becoming due Seller on the purchase price. In the event Buyer makes such delinquency from payments next becoming due Seller on the purchase price in the merchase price to the notice of out-prior encumbrance and deduct the then balance owing on such prior encumbrance from the then balance owing on the purchase price and reduce periodic payments on the balance due Seller by the payments called for in such prior encumbrances assumed by Buyer or to defects in title arising subsequent to the date of this Contract by through or under persons other than the Seller herein. Any perso	on assume within fifte and costs a any remed Seller for the	URE TO MAKE PAYMENTS ON ASSUMED OBLIGATIONS. If Buyer fails to make any paymed obligation(s), Seller may give written notice to Buyer that unless Buyer makes the delinquent paymer on (15) days; Seller will make the payment(s), together with any late charge, additional interest, penalisessed by the Holder of the assumed obligation(s). The 15-day period may be shortened to avoid the exercise by the holder of the assumed obligation. Buyer shall immediately after such payment by Seller reimber amount of such payment plus a late charge equal to five percent (5%) of the amount so paid plus all of	nt(s) ties, se of
ANY ADDITIONAL OBLIGATIONS TO BE PAID BY SELLER ARE INCLUDED IN ADDENDUM.  (b) EQUITY OF SELLER PAID IN FULL. If the balance owed the Seller on the purchase price herein becomes equal to the balances owed on prior encumbrances being paid by Seller, Buyer will be deemed to have assumed said ancoumbrances as of that date. Buyer shall thereafter make payments direct to the holder of said encumbrances and make no further payments to Seller. Seller shall at that time deliver to Buyer a fulfillment deed in accordance with the provisions of Paragraph 8.  (c) FAILURE OF SELLER TO MAKE PAYMENTS ON PRIOR ENCUMBRANCES. If Seller fails to make any payments on any prior encumbrance, Buyer may give written notice to Seller that unless Seller makes the delinquent payments within 15 days, Buyer will make the payments to seller which any late charge, additional interest, penalties, and costs assessed by the holder of the prior encumbrance. Buyer may deduct the amounts so paid plus alte charge (3%) of the amounts so paid plus alte charge (3%) of the amounts so paid plus alte charge (3%) of the amounts so paid plus alte charge (3%) of the amounts so paid plus alte charge (3%) of the amounts so paid plus alte charge (3%) of the amounts so paid plus alte charge (3%) of the amounts so paid plus alte charge (3%) of the amounts so paid plus alte charge (3%) of the amounts so paid plus alter charge (3%) of the amounts so paid plus alter charge (3%) of the amounts so paid plus alter charge (3%) of the amounts so paid plus alter charge (3%) of the amounts so paid plus alter charge (3%) of the amounts of the prior encumbrance and the contract of the prior encumbrance and the contract of the prior encumbrance (3%) and the payments on the balance owing on uch prior encumbrance and deduct the then balance owing on uch prior encumbrance and deduct the then balance owing on uch prior encumbrance and tender periodic payments on the balance due Seller, Seller agrees to deliver to Buyer a Statutory Warranty Deed in fulfillment of this Contract. T	hereunder	IGATIONS TO BE PAID BY SELLER. The Seller agrees to continue to pay from payments receined he following obligation, which obligation must be paid in full when Buyer pays the purchase prices.	ved e in
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payments within 15 days, Buyer will make the pay ments together with any late charge, additional interest, penalties, and costs assessed by the holder of the prior encumbrance. The 15-day period may be shortened to avoid the exercise of any remedy by the holder of the prior encumbrance. Buyer may deduct the amounts so paid plus a late charge of 5% of the amounts op paid and any attorneys fees and costs incurred by Buyer in connection with the delinquency from payments next becoming due Seller on the purchase price. In the event Buyer makes such delinquent payments on three occasions, Buyer shall have the right to make all payments due thereafter direct to the holder of such prior encumbrance and deduct the then balance owing on such prior encumbrance from the then balance owing on the purchase price and reduce periodic payments on the balance due Seller by the payments called for in such prior encumbrance as such payments become due.  7. OTHER ENCUMBRANCES AGAINST THE PROPERTY. The property is subject to encumbrances including the following listed tenancies, casements, restrictions and reservations in addition to the obligations assumed by Buyer and the obligations being paid by Seller:  ANY ADDITIONAL NON-MONETARY ENCUMBRANCES ARE INCLUDED IN ADDENDUM.  8. FULFILLMENT DEED. Upon payment of all amounts due Seller, Seller agrees to deliver to Buyer a Statutory Warranty Deed in fulfillment of this Contract. The covenants of warranty in said deed shall not apply to any encumbrances assumed by Buyer or to defects in title arising subsequent to the date of this Contract by, through or under persons other than the Seller herein. Any personal property included in the sale shall be included in the fulfillment deed.  9. LATECHARGES. If any payment on the purchase price is not made within ten (10) days after the date it is due, Buyer agrees to pay a late charge equal to 5% of the amount of such payment. Such late payment charge shall be in addition to all other remedies available to Seller and the first amounts received	(b) EQ equal to the encumbrai make no fu	ITTY OF SELLER PAID IN FULL. If the balance owed the Seller on the purchase price herein become balances owed on prior encumbrances being paid by Seller, Buyer will be deemed to have assumed states as of that date. Buyer shall thereafter make payments direct to the holders of said encumbrances at the payments to Seller. Seller shall at that time deliver to Buyer a fulfillment deed in accordance with	said and
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Whichever is later, subject to any tenancies described in	10. NO /	DVERSE EFFECT ON PRIOR ENCUMBRANCES. Seller warrants that entry into this Contract value of the contract of th	will (a),
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32. OPTIONAL PROVISION PERIO periodic payments on the purchase price, assessments and fire insurance premium as a Seller's reasonable estimate.	Buyer agrees to pay Sell will approximately total th	ler such portion c e amount due duri	of the real estate taxes and ing the current year based on
The payments during the current year shall Such "reserve" payments from Buyer shall insurance premiums, if any, and debit the arreserve account in April of each year to reflect reserve account balance to a minimum of S	not accrue interest. Seller mounts so paid to the rese	r shall pay when derve account. Buye	ue all real estate taxes and
SELLER	INITIALS:	, <sup>-</sup>	BUYER
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	-	-	
33. ADDENDA. Any addenda attached l			
34. ENTIRE AGREEMENT. This Contra agreements and understandings, written or cand Buyer.	ct constitutes the entire ag oral. This Contract may b	reement of the part e amended only ir	ies and supercedes all prior writing executed by Seller
IN WITNESS WHEREOF the parties have	signed and capled this C.	omtonia (b. 1	
SELLER	signed and Sealed this Co		
Olive L. Alley	SEVEN S	BUYER TAR DEVELOPME	
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STATE OF WASHINGTON }	STATE OF WASHING	GTON	*
COUNTY OF KILCKITAT   SS.	COUNTY OFSKA	AMANIA	SS.
On this day personally appeared before me		day of	,19
OLIVE L. ALLEY	before me, the undersig	gned, a Notary Pul	blic in and for the State of
to me know to be the individual described in and who executed the within and foregoing	Washington, duly	commissioned	nd sworn, personally
instrument, and acknowledged that	appeared Will	4W K. 1/4	nk by
signed the same as her	and		
free and voluntary act and deed, for the uses and purposes therein mentioned.	to me known to be the	Vice Presiden	it and Secretary,
where the mentioned.	respectively, of SEVEN	<u>I STAR DEVELOP</u>	MENT, INC.
GIVEN under hay hand and official seal	the corporation that acknowledged the said	executed the for	regoing instrument, and the free and voluntary act
this 479	and deed of said corpo	oration, for the u	ses and numoses therein
Novembers 88	mentioned, and on oat the said instrument.	h stated that _H	authorized to execute
New Ablic in and for the State of	Witness my handand	l official seal heret	o affixed the day and year
Was the state of Washing at WHITE SHA	first above written.	MIRO	
My Commission expires OCT 18,19	95	7//Wan	
<del></del>	Notary Public in an	d for the State of weuthe	Washington, residing at
	My Commission expire	es on Oe7	31-1992