

## Real Estate Contract

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attorney's fee, (including fees incurred with or without legal suit), expenses of title search and all other legal expenses. If any such fee is not paid within thirty (30) days after Buyers is billed, said amount shall be added to the balance of the unpaid purchase price then due.

(b) In the event litigation arises out of this contract, the losing party agrees to pay the prevailing party a reasonable attorney's fee, together with all costs and expenses incurred in connection with such action, including the reasonable cost of searching the records to determine the condition of title at the time suit is commenced.

16. REPRESENTATIONS: Buyers have inspected the property sold herein and have found the same to be to their satisfaction and they agree that no promises, representations, statements or warranties, expressed or implied, as to any improvements thereon or repairs thereto, shall be binding upon the Seller unless expressly contained herein.

17. WAIVER: No assent, expressed or implied, by Seller to any breach of Buyers' covenants or agreements shall be deemed or taken to be a waiver of any succeeding breach of the same or other covenants.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed in duplicate this 6<sup>th</sup> day of November, 1987.

Sharleen Ann James  
Sharleen Ann James

Scott A. Hall  
Scott A. Hall

Tami M. Hall  
Tami M. Hall

SELLER

BUYERS

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

On this day personally appeared before me SHARLEEN ANN JAMES, to me known to be the individual described in, and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 6<sup>th</sup> day of November, 1987.

FILED FOR RECORD  
SKAMANIA CO. TITLE  
BY SKAMANIA CO. TITLE

Nov 6 4 05 PM '87

A. News, Jr.  
CLERK  
CARYL D. GIBSON

Jay M. Rankert  
Notary Public in and for the State of  
Washington, Residing at Comas  
My appointment expires: 5-1-91

13651

REAL ESTATE EXCISE TAX  
1987

PAID 1079.03  
SKAMANIA COUNTY TREASURER