

FILED FOR RECORD AT REQUEST OF

0631-10

WHEN RECORDED RETURN TO

Name _____
Address _____
City, State, Zip _____

SCR 19512

LPR-44 (rev'd 88)

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
(RESIDENTIAL SHORT FORM)

123280

BOOK 152 PAGE 420

1. PARTIES AND DATE. This Contract is entered into on AUGUST 22, 1995

between KEYLANDS, INC., A WASHINGTON CORPORATION

PO BOX 3031 CAMAS, WA 98607 as "Seller" and

DAVE REUTER AND KIM REUTER, HUSBAND AND WIFE

P.O. BOX 2325, VANCOUVER, WA 98668 as "Buyer."

2. SALE AND LEGAL DESCRIPTION. Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller the following described real estate in SKAMANIA County, State of Washington:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1 OF THE AMENDED COUNTY LINE TRACTS RECORDED IN BOOK 3 OF SEVEN PLATS, PAGE 272, SKAMANIA COUNTY RECORDS.

SEARCHED
INDEXED
FILED
FILMED
MAILED

17617

3. PERSONAL PROPERTY. Personal property, if any, included in the sale is as follows:

No part of the purchase price is attributed to personal property.

4.(a) PRICE. Buyer agrees to pay:

\$ 36,000.00 Total Price
Less (\$ 7,500.00) Down Payment

Less (\$ 0.00) Assumed Obligation(s)

Balance due \$ 28,500.00 Amount financed by Seller.

(b) ASSUMED OBLIGATIONS. Buyer agrees to pay the above Assumed Obligation(s) by assuming and paying to John D. Olson dated 1995 the sum of \$ 0.00 which is payable on or before

1995 Seller warrants the unpaid balance of said obligation is paid in full on or before the date of 1995 interest at the rate of 12% per annum on the declining balance thereof, and a like amount on or before the date of each and every payment thereafter until paid in full.

Note: FILE in the day in the following two lines only if there is an early cash out date.
NOTWITHSTANDING THE ABOVE, THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST IS DUE IN FULL
NOT LATER THAN 1995.

ANY ADDITIONAL ASSUMED OBLIGATIONS ARE EXCLUDED IN ADDENDUM.

(b) PAYMENT OF AMOUNT FINANCED BY SELLER.

Buyer agrees to pay the sum of \$ 26,500.00

as follows:

\$ 275.00 at the option of buyer or before the 11TH day of OCTOBER 1995,
INCLUDING interest from 9/11/95 at the rate of 8.0000 % per annum on the
 declining balance thereof; and a like amount or more or less on or before the 11TH day of each and every
MONTH thereafter paid in full.

Note: PM is the date in the following two lines only if there is an early cash out date.

NOTWITHSTANDING THE ABOVE, THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST IS DUE IN FULL NOT LATER THAN
AUGUST 11, 2020.

Payments are applied first to interest and then to principal. Payments shall be made at

CARROLL GROUP

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 obligation(s), Seller 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 obligation(s). The 15-day period may be shortened to avoid the exercise of any remedy by the holder of the assumed obligation. Buyer shall immediately after such payment by Seller reimburse Seller for the amount of such payment plus a late charge equal to five percent (5%) of the amount so paid plus all costs and attorney's fees incurred by Seller in connection with making such payment.

6. (a) OBLIGATIONS TO BE PAID BY SELLER. The Seller agrees to continue to pay from payments received hereunder the following obligation, which obligation shall be paid in full when Buyer pays the purchase price in full:

The original REAL ESTATE CONTRACT dated 10/28/93, recorded in AB# 138169 (INCLUDES OTHER PROPERTY).

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 is not equal to the balance 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 Bill of Sale, dated in accordance with the provisions of Paragraph 5.

(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 payment within 15 days, Buyer will make the payment 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 amount so paid and any attorney's fees and costs incurred by Buyer in connection with the delinquent form payments held by the holder of the prior encumbrance. In the event Buyer makes such delinquent payment on these accounts, 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 made on such prior encumbrance as set forth hereinabove.

7. OTHER ENCUMBRANCES AGAINST THE PROPERTY. The property is subject to encumbrances including the following listed easements, restrictions, reservations in addition to the obligations assumed by Buyer and the obligations being paid by Seller:

(1) EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 24, 1993, IN BOOK 137, PAGE 565. (2) DECLARATION OF COVENANTS AND RESTRICTION, INCLUDING THE TERMS AND CONDITIONS THEREOF, RECORDED SEPTEMBER 23, 1993, IN BOOK 138, PAGE 292. (3) ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED SEPTEMBER 23, 1993, IN BOOK 138, PAGE 396. (4) DECLARATION OF COVENANTS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MAY 1, 1955, IN BOOK 149, PAGE 616. (5) EASEMENT FOR RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED NOVEMBER 27, 1951, IN AUDITOR'S FILE NO. 43284. (6) EASEMENT FOR ROAD AS SHOWN ON THE RECORDED PLAT.

ANY ADDITIONAL NON-MONETARY ENCUMBRANCES ARE INCLUDED IN ADDENDUM.

8. FULFILLMENT DUE. Upon payment of all amounts due Seller, Seller agrees to deliver to Buyer a Warranty Deed in fulfillment of this Contract. The covenants of Warranty Deed shall not apply to any encumbrances retained 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 portion of property included in the title shall be included in the fulfillment of the same.

9. LATE CHARGES. 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 amount received from Buyer after such late charges are due shall be applied to the late charges.

10. NO ADVERSE EFFECT ON PRIOR ENCUMBRANCES. Seller warrants that entry into this Contract will not cause in any prior encumbrance (a) a breach, (b) accelerated payments, or (c) an increased interest rate; unless (a), (b) or (c) has been consented to by Buyer in writing.

11. POSSESSION. Buyer is entitled to possession of the property from and after the date of this Contract, or ON CLOSING, whichever is later, subject to any tenancies described in Paragraph 7.

12. TAXES, ASSESSMENTS AND UTILITY LIENS. Buyer agrees to pay by the date due all taxes and assessments becoming a lien against the property after the date of this Contract. Buyer may in good faith contest any such taxes or assessments so long as no forfeiture or sale of the property is threatened or the result of such contest. Buyer agrees to pay when due any utility charges which may become due prior to Seller's interest under this Contract. If real estate taxes and penalties are assessed against the property subsequent to date of this Contract because of a change in use prior to the date of this Contract, for Open Space, Farm, Agricultural or Timber classifications approved by the County or because of a Seller's Citizen's Declaration of Dealer Property Taxes filed prior to the date of this Contract, Buyer may demand in writing payment of such taxes and penalties within 30 days. If payment is not made, Buyer may pay and deduct the amount thereof plus 5% penalty from the payment next becoming due Seller under the Contract.

13. INSURANCE. Buyer agrees to keep all buildings crop or horsehair situated on the property described herein adequately insured under fire and extended coverage policies in an amount not less than the balances owed on obligations assumed by Buyer plus the cost of the building or land / acreable value, whichever is lower. All policies shall be held by the Seller and by its insurance company by whom they may appear and have been issued regardless of any holders of underlying encumbrances, claim to Seller as their interests may appear and them to Buyer. In the event within 30 days after loss an agent of a company to whom Seller retains the premium to their institution before the loss. If the insurance proceeds are sufficient to pay the contract price for restoration or if the Buyer deposits in escrow any deficiency with instructions to apply the funds to the restoration expense, the property shall be restored unless the underlying encumbrances provide otherwise. Otherwise the amount deducted under any insurance policy shall be applied upon any encumbrances remaining in force under the original documents. In the event of forfeiture, all rights of Seller to insurance policies then in force shall revert to Seller.

14. **NONPAYMENT OF TAXES, INSURANCE AND UTILITIES CONSTITUTING LIENS.** If Buyer fails to pay taxes or assessments, insurance premiums or utility charges conflicting therewith prior to Seller's interest under this Contract, Seller may pay such taxes and Buyer shall forthwith pay Seller the amount thereof plus a late charge of 5% of the amount thereof plus any costs and attorney's fees incurred in connection with making such payment.

15. **CONDITION OF PROPERTY.** Buyer accepts the property in its present condition and acknowledges that Seller, his agents and employees have made no representation or warranty concerning the physical condition of the property or the uses to which it may be put other than as set forth herein. Buyer agrees to maintain the property in such condition as complies with all applicable laws.

16. **RISK OF LOSS.** Buyer shall bear the risk of loss for destruction or condemnation of the property. Any such loss shall not relieve Buyer from any of Buyer's obligations pursuant to this Contract.

17. **WASTE.** Buyer shall keep the property in good repair and shall not commit or suffer waste or willful damage to or destroy any part of the property. Buyer shall not remove commercial timber without the written consent of Seller.

18. **AGRICULTURAL USE.** If this property is to be used principally for agricultural purposes, Buyer agrees to conduct farm and livestock operations in accordance with good husbandry practices. In the event a forfeiture action is instituted, Buyer consents to Seller's entry on the property to take any reasonable action to conserve soil, crops, trees and livestock.

19. **CONDEMNATION.** Seller and buyer may each appear as owners of an interest in the property in any action concerning condemnation of any part of the property. Buyer may within 30 days after condemnation and removal of improvements, negotiate a contract to substantially restore the premises to their condition before the removal. If the condemnation proceeds are sufficient to pay the contract price for restoration or if the Buyer deposits in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored unless underlying encumbrances provide otherwise. Otherwise, proceeds of the award shall be applied to payment of the balance due on the purchase price, as Seller may direct.

20. **DEFAULT.** If the Buyer fails to observe or perform any term, covenant or condition of this Contract, Seller may:

(a) Sell for installments, sue for any delinquent periodic payment; or

(b) Specific Performance, sue for specific performance of any of Buyer's obligations pursuant to this Contract; or

(c) Perfect Buyer's Interest. Perfect this Contract pursuant to Ch. 61.30, RCV, as it is presently enacted and may hereafter be amended. The effect of such forfeiture includes: (i) all right, title and interest in the property of the Buyer and all persons claiming through the Buyer shall be terminated; (ii) the Buyer's rights under the Contract shall be cancelled; (iii) all sums previously paid under the Contract shall belong to and be retained by the Seller or other person to whom paid and made / remitted; (iv) all improvements made to any unharvested crops on the property shall belong to the Seller; and (v) Buyer shall be required to surrender possession of the property, improvements, and unharvested crops to the Seller 10 days after the forfeiture.

(d) Acceleration of Balance Due. Give Buyer written notice demanding payment of all delinquent and payment of a late charge of 5% of the amount of such delinquent payments and payment of Seller's reasonable attorney's fees and costs incurred for services in preparing and sending such Notice and stating that if payment pursuant to said Notice is not received within thirty (30) days after the date said Notice is either deposited in the mail addressed to the Buyer or personally delivered to the Buyer, the entire balance owing, including interest, will become immediately due and payable. Seller may thereupon institute suit for payment of such balance, interest, late charge and reasonable attorney's fees and costs.

(e) Judicial Foreclosure, due to foreclose this contract as a mortgage, in which event Buyer may be liable for a deficiency.

21. **RECEIVER.** If Seller has instituted any proceedings specified in Paragraph 20 and Buyer is receiving rental or other income from the property, Buyer agrees that the appointment of a receiver for the property is necessary to protect Seller's interest.

22. **BUYER'S REMEDY FOR SELLER'S DEFAULT.** If Seller fails to observe or perform any term, covenant or condition of this Contract, Buyer may, after 30 days' written notice to Seller, institute suit for damages or specific performance unless the breaches designated in said notice are cured.

23. **NON-WAIVER.** Failure of either party to insist upon strict performance of the other party's obligations hereunder shall not be construed as a waiver of strict performance thereafter of all of the other party's obligations hereunder and shall not prejudice any claim as to provided herein.

24. **ATTORNEY'S FEES AND COSTS.** In the event of any breach of this Contract, the party responsible for the breach agrees to pay reasonable attorney's fees and costs, including costs of service of notices and file searches, incurred by the other party. The prevailing party in any suit initiated arising out of this Contract and in any forfeiture proceeding arising out of this Contract shall be entitled to receive reasonable attorney's fees and costs incurred in such suit or proceeding.

25. **NOTICES.** Notices shall be either personally served or shall be sent certified mail, return receipt requested and by regular first class mail to
Buyer at P.O. BOX 2325, VANCOUVER, WA 98668

or to Seller at

P.O. BOX 1031, CAMAS, WA 98607

or such other address as either party may specify in writing to the other party. Notices shall be deemed given when served or mailed. Notice to Seller shall also be sent to any institution receiving payments on the Contract.

26. **TIME FOR PERFORMANCE.** Time is of the essence in performance of any obligations pursuant to this Contract.

27. **SUCCESSIONS AND ASSIGNS.** Subject to any restrictions against assignment, the provisions of this Contract shall be binding on the heirs, successors and assigns of the Seller and the Buyer.

28. **OPTIONAL PROVISION - SUBSTITUTION AND SECURITY ON PERSONAL PROPERTY.** Buyer may substitute for my personal property specified in Paragraph 3 herein other personal property of like nature which Buyer owns free and clear of any encumbrances. Buyer hereby grants Seller a security interest in all personal property specified in Paragraph 3 and future substitutions for such property and agrees to execute a financing statement under the Uniform Commercial Code reflecting such security interest.

SELLER

INITIALS:

BUYER

29. **OPTIONAL PROVISION - ALTERATIONS.** Buyer shall not make any substantial alteration to the improvements on the property without the prior written consent of Seller, which consent will not be unreasonably withheld.

SELLER

INITIALS:

BUYER

20. **OPTIONAL PROVISION - DUE ON SALE.** If Buyer, without written consent of Seller, (a) borrows, (b) sells, (c) leases, (d) pledges, (e) conveys or leases, (f) grants an option to buy the property, (g) permits a Purchaser or lessee/borrower or trustee or sheriff's sale of any of the Buyer's interest in the property or this Contract, Seller may at any time thereafter either (i) sue the purchaser/lessee on the balance of the purchase price or declare the entire balance of the purchase price due and payable. If one or more of the entities comprising the Buyer is a corporation, any transfer or assignment transfers to the entity of issue (x) through (y) above of 49% or more of the outstanding capital stock shall cause Seller to take the above action. At least of less than 3 years (excluding option for resale), a transfer to a spouse or child of Buyer, a transfer incident to a marriage dissolution or cancellation, and a transfer by inheritance will not enable Seller to take any action pursuant to this Paragraph; provided the transferee other than a co-conspirator agrees in writing that the provisions of this Paragraph apply to any subsequent transaction involving the property entered into by the transferee.

SELLER

INITIALS:

BUYER

31. **OPTIONAL PROVISION - PRE-PAYMENT PENALTIES ON PRIOR ENCUMBRANCES.** If buyer elects to make payment in excess of the minimum required payments on the purchase price herein, and Seller, because of such prepayments, incurs prepayment penalties on prior encumbrances, Buyer agrees to forthwith pay Seller the amount of such penalties in addition to payment on the purchase price.

SELLER

INITIALS:

BUYER

32. **OPTIONAL PROVISION - PERIODIC PAYMENTS ON TAXES AND INSURANCE.** In addition to the periodic payments on the purchase price, Buyer agrees to pay Seller such portion of the real estate taxes and assessments and fire insurance premium as will approximately total the amount due during the current year based on Seller's reasonable estimate.

The payments during the current year will be \$_____. Such "reserve" payments from Buyer shall accrue interest. Seller shall pay when due all real estate taxes and insurance premiums, if any, and debit the amounts so paid to the reserve account. Buyer and Seller shall adjust the reserve account in April of each year to reflect excess or deficit balances and charged costs. Buyer agrees to bring the reserve account balance to a minimum of \$10 at the time of adjustment.

SELLER

INITIALS:

BUYER

33. **ADDENDA.** Any addenda attached hereto are a part of this Contract.

34. **ENTIRE AGREEMENT.** This Contract constitutes the entire agreement of the parties and supersedes all prior agreements and understandings, written or oral. This Contract may be amended only in writing executed by Seller and Buyer.

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED AND SEALED THIS CONTRACT THE DAY AND YEAR FIRST ABOVE WRITTEN.

SELLER

BUYER

KEYLANDS, INC.

DAVE REUTER

KIM REUTER

STATE OF WASHINGTON,

COUNTY OF

Clark

STATE OF WASHINGTON,

COUNTY OF

CLARK

I hereby certify that I know or have satisfactory evidence that _____

is the person who appeared before me, and said person acknowledged that (he _____) signed this instrument and acknowledged it to be _____ free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

I hereby certify that I know or have satisfactory evidence that _____

RICHARD SHOCKLEY
is the person who appeared before me, and said person acknowledged that (he _____) signed this instrument, on behalf of _____, THE 15th authorized to execute the instrument and acknowledged it as the RESIDENT of KEYLANDS, INC.,

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8-22-95

LESLIE J. DE FRIES

NOTARY PUBLIC

STATE OF WASHINGTON

COMMISION #10188

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

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

My appointment expires: _____

My appointment expires: 12-95

ADDENDUM TO REAL ESTATE CONTRACT

The undersigned parties hereby agree to add the following terms and conditions to that certain Real Estate Contract wherein Keylands, Inc., a Washington corporation, is Seller, and Dave Reuter and Kim Reuter, husband and wife, are Purchasers (herein the "Keylands/Reuter Contract"):

1. All payments made in payment of the Keylands/Reuter Contract shall be paid by Purchasers directly to the owner and holder of the vendor's interest in that certain Real Estate Contract dated October 28, 1993, between Jim L. Carroll and Lynne Carroll, husband and wife, G. M. Reinhart, as his separate estate, and Sharleen James, as her separate estate, tenants in common, as sellers (herein the "Carroll Group") and Keylands, Inc., a Washington corporation, as buyer, recorded December 9, 1993 in Book 140, Page 88, under Auditor's File No. 118168, Skamania County Deed Records, Skamania County, Washington. As of the date hereof, the owner and holder of the vendor's interest in the described December 9, 1993 Real Estate Contract is the Carroll Group.
2. All payments made on the Keylands/Reuter Contract to the Carroll Group shall be credited as payment on the Keylands/Reuter Contract.
3. Upon payment of the full balance of the Keylands/Reuter Contract, the Carrolls Group shall issue a Statutory Warranty Fulfillment Deed for the property described in the Keylands/Reuter Contract and Keylands, Inc. shall issue a Statutory Warranty Fulfillment Deed to Dave and Kim Reuter, husband and wife, for the same property.
4. This Addendum and its terms and conditions are hereby incorporated by reference into the Keylands/Reuter Contract to which this Addendum is attached as though set out in full. Except as set forth in this Addendum the terms and conditions of the parties' Contract shall continue unchanged and unmodified, provided, however, in the event a provision of this Addendum conflicts with any provision of the Keylands/Reuter Contract, the provisions of this Addendum shall control.

PURCHASER:

DAVE REUTER

Date: 7-14-95

KIM REUTER

Date: 7-14-95

BOOK 152 PAGE 333

SELLER:

KEYLANDS, INC.

By:

Title:

Date:

JIM L. CARROLL

Date: July 14th, 1995

G. M. REINHART

Date: 7/13/95

*Ken Blue**Keylands Inc.**Deceased April 28th, 1992*

LYNN CARROLL

Date:

SHARLEEN JAMES

Date: 7/13/95

Sharleen James

STATE OF WASHINGTON, } ss.
 County of CLARK

I hereby certify that I know or have satisfactory evidence that

G.M. REINHART AND SHARLEEN JAMES

is the person who appeared before me, and said person acknowledged that (The X) signed _____ and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: JULY 13, 1995



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

My appointment expires

03/03/98

A-9 INDIVIDUAL

ADDENDUM TO REAL ESTATE CONTRACT - 2 -
14117992 D97

07-10-96 10:46AM F05

STATE OF WASHINGTON,
County of CLARK } ss.



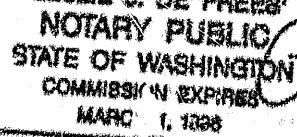
**Chicago Title
Insurance Company**

On this 22ND day of AUGUST, 1995, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RICHARD SHOCKEY, to me known to be the President of KEYLAND INC.

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 (if any) is the corporate seal of said corporation.

Witness my hand and official seal, dated the 22nd day of July, 1995, first above written.

Corporate



ATTACH TO ADDENDUM TO CONTRACT

Notary Public in and for the State of Washington,
residing at BATTLE GROUND
LESLIE J. DEFREES

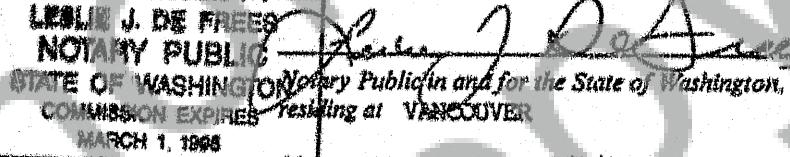
STATE OF WASHINGTON,
CLARK } ss.
County of

ATTACH TO ADDENDUM TO CONTRACT

I hereby certify that I know or have satisfactory evidence that: Jim L. CARROLL

is the person who appeared before me, and said person acknowledged that (he) signed this instrument and acknowledged it to be HIS free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/14/95



A-9 INDIVIDUAL

ADDENDUM TO REAL ESTATE CONTRACT - 3 -
14115002.D01

STATE OF WASHINGTON)
County of Clark) ss.

I certify that LINNE CARROLL appeared personally before me and that I know or have satisfactory evidence that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 1995.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

STATE OF WASHINGTON)
County of Clark) ss.

I certify that G. M. REINHART appeared personally before me and that I know or have satisfactory evidence that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 1995.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

STATE OF WASHINGTON)
County of Clark) ss.

I certify that SHARLEEN JAMES appeared personally before me and that I know or have satisfactory evidence that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 1995.

NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: _____

ADDENDUM TO REAL ESTATE CONTRACT - 4 -
14115042.DD3