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(\$2.75 U.S.I.R. affixed and cancelled "3-7-46 Skamania Co. Abst. & Title Co.")

Filed for record March 7, 1946 at 11:38 a. m. by Grantee.

*Mabel J. Jase*  
Skamania County Auditor

#35260

Francis J. McGill et ux to Helen Given

## REAL ESTATE CONTRACT

and

## Conditional Sales Contract covering Personal Property

THIS AGREEMENT, Made and entered into this 2nd day of March, 1946, between Francis J. McGill and Myrtle F. McGill, husband and wife, parties of the first part, hereinafter designated as sellers, and Helen Given a widow, party of the second part, hereinafter designated as purchaser, WITNESSETH:

That the sellers agree to sell to the purchaser, and the purchaser agrees to purchase of the sellers the following described real and personal property situate in Skamania County, Washington, to-wit:

Lot 15, and the west half of lot 14, block 3, in BENDER'S ADDITION to North Bonneville, Washington, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County,

including certain personal property contained in the dwelling situate on the above described premises, and which personal property is particularly described as follows, to-wit:

1 electric range	1 dressing table & mirror
1 white enamel garbage burner	2 Chinese reed chairs
1 kitchen table	1 upholstered chair-Karpen
1 dinette set, table & 4 chairs	2 lamps
1 innerspring mattress, full bed size	1 studio couch
1 spring for full bed	1 RCA console radio
	Curtains for the house

That the purchaser agrees to pay for said property the sum of \$2600.00, of which the sum of \$20.00 has been paid as earnest, the receipt whereof is hereby acknowledged by seller; the \$2580.00 balance of said purchase price shall be paid in monthly installments as follows:

The sum of at least \$20.00 to be paid on the first day of April, 1946, and a like sum on the first day of each and every month thereafter until April 1, 1947, when such monthly payments shall be increased to \$35.00 per month and be payable thereafter in that amount until said remaining principal, together with interest, shall be paid in full. All deferred payments to bear interest from date until paid at the rate of five per cent per annum, interest to be computed and paid monthly out of said installment payment and balance thereof credited on principal; and provided further that any additional sum over and above said monthly installment may be made on this contract at any installment paying date.

The purchaser assumes and agrees to pay before delinquency all taxes and assessments which may be levied or may accrue against said real and personal property or any part thereof from this day until final payment.

The purchaser also agrees, until full payment of the said purchase price, to keep the buildings on said lands and said personal property insured against loss by fire for their full insurable value, payable to sellers and purchasers as their respective interest may appear.

That buyer further agrees not to dispose of above property, or assign this contract, without permission of sellers; that she will make no change or alteration of a material or substantial nature on the buildings situate on above premises without permission of the sellers; and she also agrees to furnish all labor in the re-roofing of the building now situate thereon, she to use the materials already on said premises.

It is further understood that the purchaser has been given possession of the above de-