

DEED RECORD 31
SKAMANIA COUNTY, WASHINGTON

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PIONEER, INC., TACOMA-176359

keep and perform all the covenants and conditions herein contained, the said vendor will upon final payment, make and deliver to the Vendees a good and sufficient warranty deed conveying said premises to the Vendees, their heirs or assigns, in fee simple together with an abstract of title showing merchantable title in the Vendor subject only to the acts and omissions of the Vendees.

In case of default in the payment of principal or interest, or any part thereof, or in their performance of any covenant herein, the Vendor may terminate this agreement without notice and immediately take possession of said premises and evict the Vendees, or any person holding under them therefrom, and all moneys paid hereunder shall be forfeited as liquidated damages. Should the Vendor be required to bring an action at law to recover possession of said premises or to quiet the title thereto against any claim of the Vendees or person holding under them, then in that event he shall be entitled to recover a judgment for his costs and disbursements, including a reasonable sum as attorney's fee to be fixed by the court.

The Vendor shall have the right to retain possession of the premises above described with the exception of that portion thereof which has been prepared for cultivation until February 1st, 1947, or such period of said term as he may desire but will pay the Vendees as rental for the use thereof the sum of \$10.00 per month for the period actually occupied; provided that said Vendor may extend the period of his right to retain possession of the dwelling house except feed room only for an additional year or such period thereof as he may desire the use of the same but shall pay as rental therefore from and after said 1st day of February, 1947, the sum of \$12.00 per month which shall include the charge for light rental.

Time is of the essence of this agreement, but acceptance of any installment after the same shall become delinquent shall not be construed as a waiver of this covenant as to any subsequent default.

IN TESTIMONY WHEREOF the parties have executed these presents in duplicate this 9th day of May, 1946.

Henry Schulta
Vendor

Mack M. Dodson.

Bertha L. Dodson
Vendee

STATE OF WASHINGTON)
County of Skamania) ss.

On this day personally appeared before me Henry Schultz, a single man, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 9th day of May, 1946.

(Notarial Seal Affixed)

Raymond C. Sly
Notary Public for Washington
Residing at Stevenson, therein.

Filed for record April 21, 1947 at 9-45 a.m. by Bertha Dodson.

John Schuster
Skamania County Auditor

#36525

Virginia Baz to Mary Fantini

QUIT CLAIM DEED

THE GRANTOR Virginia Baz, unmarried, and the heir of the Estate of William Z. Baz, Deceased for and in consideration of One and no/100 (\$1.00) dollars, in hand paid, convey and