

DEED RECORD No. 32

SKAMANIA COUNTY, WASHINGTON

YAKIMA BINDERY & P.T.G. CO. 188073

who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.

(Notarial seal affixed)

Raymond C. Sly
Notary Public in and for the State of Washington,
residing at Stevenson, therein.

\$0.55 USIR and \$0.50 State Stamps affixed, cancelled "8/2/48 RN".

Filed for record August 3, 1948 at 10-45 a.m. by Robert Nielsen.

John C. Webster
Skamania County Auditor

#38216

Thomas Anders et ux to Robert J. Mulronney et ux

REAL ESTATE CONTRACT

THIS CONTRACT, made this 8th day of April, 1948, between Thomas Anders and Elsie Anders, husband and wife, hereinafter called the "Seller" and Robert J. Mulrooney and Ardath L. Mulrooney, husband and wife, hereinafter called the "purchaser"

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the seller the following described real estate with the appurtenances, situate in Skamania County, Washington:

The following described real property in Skamania County, State of Washington, to-wit:

1. Beginning at a point 1260 ft. S. 4° 00' W. of the Center of Sec. 36 Twp. 3 N. R. 7½ E. W. M., thence S. 6° 25' E. 140.5 ft. thence S. 79° 32' W. 703.8 ft.; thence S. 40° 11' W. 75 ft.; thence S. 82° 42' W. 212.6 ft.; N. 4° 49' E. 77.5 ft.; N. 19° 39' E. 91.6 ft.; N. 22° 39' E. 162.5 ft.; N. 11° 04' E. 175.4 ft.; N. 89° 45' E. 583.6 ft.; S. 18 deg. 06' E. 77.2 ft.; S 77° 30' E. 206.1 ft. to the place of beginning, containing 6.535 acres more or less.

2. Also beginning at a point 1280 ft. S. of the NE corner of Henry Shepard D. L. C., thence N. 82° 42' E. 320 ft.; thence S. 86° 28' E. 268 ft.; thence S. 130 ft. to the Government meander line; thence S. 80° 05' W. 595 ft. along the said meander line to the SE corner of the Henry Shepard D. L. C., thence No. 195 ft. to the place of beginning, cont. 2.4 acres more or less, in Lots 10 and 11, Sec. 36 Tp. 3 N. R. 7½ E. W. M.

3. Also commencing at the SW corner of the NW¼ of SE¼ of Sec. 36 Twp. 3 N. R. 7½ E. W. M. running thence W. to the intersection with the E. line of the Henry Shepard D. L. C. thence S. to county road (as located Feb. 28, 1905) thence in a northeasterly direction along said road to a point directly S of the point of beginning, thence N. to the point of beginning.

4. Beginning at the intersection of the Southerly line of the right of way of the S.P. & S. Railway with the East line of the Shepard D. L. C., thence South to a point 19.72 chains south of the northeast corner of said Shepard D. L. C., thence South 65° 30' W. 8.95 chains, thence West 9.205 chains, thence North 17° 7' West to the southerly line of the S. P. & S. Railway Company's right of way line, thence easterly along the southerly line of said right of way to the point of beginning.

5. Beginning at the Southwest corner of parcel No. 4, thence South 17° 7' East to the meander line of the Columbia River, thence following said meander line in a northeasterly direction to the intersection with the south line of tract No. 4 above described, thence westerly along the south line of tract No. 4 to the point of beginning.

EXCEPTING FROM THE PARCELS of land above described rights of way for public roads, easement for electric light and power lines and flowage easement conveyed to the United States of America.

ALSO EXCEPTING that parcel of land conveyed to the Independent order of Odd Fellows of Stevenson, Washington.

Free of incumbrances, except:

On the following terms and conditions: The purchase price is Fifteen Hundred and no/100 (\$1500.00) dollars, of which Five hundred Sixty-four and eighty-six cents (\$564.86) dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

In monthly installments of not less than \$15.00 per month including interest at the rate of 6% per annum payable on or before the 8th day of each month commencing May 8th, 1948, the installment to be ^{first} credited to interest and last to principal. The whole amount of unpaid balance and interest or any installment thereof may be paid in advance of the due date.

The purchaser agrees: (1) to pay before delinquency all payments of whatsoever nature, required to be made upon or by virtue of said mortgage, if any; also all taxes and assess-