

DEED RECORD No. 32

SKAMANIA COUNTY, WASHINGTON

Filed for record November 18, 1949 at 9-55 a.m. by Underwood Fruit & Whse Co.

John C. Wackerling
Skamania County Auditor

#40123 Andrew Frost to August M. Paasch, et ux.

REAL ESTATE CONTRACT

THIS AGREEMENT, Made and concluded this 20th day of April 1945 by and between Andrew Frost of Skamania County, Washington and August M. Paasch and Nelta A Paasch of Skamania County Washington; Witnesseth, That in consideration of the stipulations and agreements hereinafter mentioned, and the payments to be made by August M. Paasch and Nelta A. Paasch, husband and wife parties of the second part, to Andrew Frost, party of the first part, Party of the first part agrees to sell to the parties of the second part, and parties of the second part agree to purchase from Party of the first part the following described Real Property, situate in Skamania County, State of Washington To-wit.

Commencing at a fir stake three inches in diameter, situate 8 chains North of the Southwest corner of the J. H. McKeigan homestead, more fully indentified by a Dogwood tree five inches in diameter marked with two notches, said tree being 25 links Northwest of said stake, also a Maple tree marked in like manner four inches in diameter, said tree being 36 links Southwest of said stake; running thence East 13 chains 50 links, thence North 12 chains, thence East 12 chains, thence North 20 chains, thence West to the Northwest corner of said homestead, thence South 32 chains, to the place of begining, containing 67½ acres more or less. Said homestead being Lots numbered 2 and three and the East half of the SW¼ of Sec. 26 in Twp. 3 N.R. 8 E.W.M. Excepting therefrom the parcel of land heretofore sold by Ingeborg Meneice to Agat Erickson by a deed recorded on page 527 book of Deeds, records of Skamania County, Washington. Also begining at a point 528 feet North and 1,201 feet East of the Southwest corner of Sec. 26 Twp 3 N. R. 8 E.W.M. running thence North 792 feet, thence East 112 feet, thence in a Southwesterly direction to a point 396 feet North and 66 feet East of the point of begining, thence in a Southeasterly direction to the point of begining. Also my right and interest to a Right of Way as shown by deed by Agate Erickson to Ethel Houser recorded on page 59 in book X of deed records of Skamania County, Washington.

Also Tax numbers 4407 and 4422 in Sections 26 and 27 of Twp. 3 N.R. 8 E.W.M. more particularly described as follows; Begining at the Northeast corner of NW¼ of Sec 26 thence West to the NW corner, thence South to the North line of Robbins Donation Land Claim, thence West to a point 20 chains East of the NW corner of Robbins D.L.C., thence South to the center section line of Sec. 27, thence East to the center of Sec. 26, thence North to the place of begining; containing 191.20 acres more or less. Excepting however from the above that portion of land heretofore ceded to the United States of America for the use of the Bonneville Electric Transmission Power Line.

Also Excepting from the above parcels of land, the land taken out by waiver of the Home Valley Cutoff road and Also starting at a point 30 feet East of the Northwest corner of Sec. 26 a strip of land 40 feet wide and 690 feet long running East along the North line of Sec. 26; to be used as a road to the Cemetary.

Upon the following terms and conditions. Parties of the second part agree to pay the party of the first part the sum of Five Thousand two hundred dollars as purchase price for the above property as follows; Two thousand six hundred dollars on the date of this agreement and the balance of Two thousand six hundred dollars, together with interest at the rate of four per cent. per annum on the unpaid balance. also each year the sum of \$24.00 to compensate party of the second part for Real Estate Taxes levied by Skamania County, and also each year the sum of \$6.00 to compensate first party for insurance premiums which he shall be obliged to pay to keep the dwelling house on said premises insured, in 96 monthly payments as follows; begining on the 20th day of May 1945 the sum of \$38.25 and thereafter on the 20th day of each and every month untill 96 payments shall have been made, a sum equal to nine cents less than preceeding month, following the schedule as follows;

June 20, 1945	the sum of \$38.16
July 20, 1945	38.07
Aug 20	" 37.98
Sept 20	" 37.89
Oct. 20	" 37.80
Nov. 20	" 37.71
Dec 20	" 37.62 and so on each month until 96 payments shall

have been made. And if all the payments are made according to the foregoing schedule,