

account of the purchase price of the property, less any sums of money which the sellers may be required to expend in procuring such money, or at the election of the sellers, to the rebuilding or restoration of such improvements.

The sellers agree, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a warranty deed to the property, excepting such part thereof which may hereafter be condemned, if any, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the sellers.

After the purchaser shall have paid Twelve Thousand no/100 (\$12,000.00) Dollars in accordance with the terms of this contract, the sellers, on demand of the purchaser, shall furnish title insurance in the amount of the purchase price to the purchaser against loss or damage occasioned by a defect in, or an incumbrance against, the seller's title to the premises as to which the conveyance hereto is not subject.

Purchaser shall have immediate possession of the above described premises.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition hereof promptly at the time and in the manner herein required, the sellers may elect to declare all of the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the premises shall be forfeited to the sellers as liquidated damages, and the sellers shall have the right to re-enter and take possession of the property; and if the seller within six months after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

IN WITNESS WHEREOF the parties have signed and sealed this contract the day and year first above written.

John L. Georgis (Seal)

Marcella Georgis (Seal)

George Nick (Seal)

STATE OF WASHINGTON, )  
 ) ss.  
County of Skamania )

I, the undersigned, a notary public, in and for the state of Washington, hereby certify that on this 2nd day of February, 1950, personally appeared before me John Georgis and Marcella Georgis, husband and wife, to me known to be the individuals described in and 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)

Robert J. Salvesen  
Notary Public in and for the state  
of Washington, residing at Stevenson.

Filed for record March 29, 1950 at 2-55 p/m. by John Georgis.

*John C. Wachter*  
Skamania County Auditor

#40546

Effie Ione Haynes et vir to Una Zoe Ward

QUIT CLAIM DEED

The Grantors, Effie Ione Haynes and Harry L. Haynes, her husband at the time of acquiring an interest in the following real estate and at all times since, for and in consideration of the sum of Ten and no/100 Dollars, (\$10.00) in hand paid, convey and quit claim to my sister, Una Zoe Ward, all our right title and interest in and to the following des-