

YAKIMA BINDERY & PTC. CO. 1951

STATE OF WASHINGTON)
County of Skamania) ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 3rd day of Aug., 1950, personally appeared before me Marion I. Thompson, a single woman, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and dedd, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.
(Notarial seal affixed) Dena K. Corner
Notary Public in and for the State of Washington,
residing at No. Bonneville, Wash.

Filed for record August 18, 1950 at 3-15 p.m. by A. H. Seubert.

John E. Wachter
Skamania County Auditor

#41341 Eva Brockman to Archie J. Maus

REAL ESTATE CONTRACT

THIS AGREEMENT, Made and concluded this 19th day of August 1950 by and between Eva Brockman, a widow of Carson, Wash. party of the first part and Archie J. Maus, of Carson Washington, party of the second part; WITNESSETH: That in consideration of the stipulations and agreements hereinafter mentioned, and the payments to be made by party of the second part to party of the first part, party of the first part agrees to sell and party of the second part agrees to purchase from party of the first part the following described real property to-wit:

Lots numbered Eleven (11), Twelve (12), Thirteen (13) and fourteen (14) in Block Number Two Estabrook's Addition to the town of Carson, Washington. Excepting therefrom the following described portion of land; commencing on the Southeast corner of lot no. 14 in block number two in Estabrook's addition to the town of Carson, Wash. running thence North 80 feet, thence West 50 feet, thence South 80 feet, thence East fifty feet to place of beginning. Upon the following terms and conditions to-wit.

Party of the second part will pay to party of the first part the sum of three thousand Seven hundred and fifty dollars \$ 3,750.00) and interest at the rate 5% per annum on the unpaid balance as follows. Five Hundred dollars (\$500.00) on the date of this agreement and a further sum of not less than Forty Dollars on the first day of each and every month, beginning on the first day of October 1950 and thereafter Forty dollars or more on the first day of each month untioo the full purchase price shall have been paid together with interest on the unpaid balance as follows. Interest shall be computed at the rate of 5% per annum on the first day of July of each year on the then unpaid balance, beginning on the first day of July 1951 and if not paid in cash by party of the second part, it shall be added to the principal. Party of the second part shall have the right to pay all or any part of the un paid balance at any time.

Party of the second part will pay all County and State real Estate taxes which shall be levied against the premises and shall keep the dwelling house on said premises insured against fire in the sum of not less than \$2,000.00 in an Insurance Company satisfactory to party of the first part. Party of second part shall not suffer wast_ of the above described premises. The time of payments being of essence in this agreement it is hereby agreed that in case party of the second part shall make the payments aforesaid and at the time specified; then party of the first will mmake to party of the second part a good and sufficient deed of conveyance, conveying the above described property to party of the second part in fee simple, and shall furnish Title Insurance to Guarantee the title. But in case party of the second part shall fail to make the payments aforesaid and at the times men-