

SKAMANIA COUNTY, WASHINGTON

2. That time is of the essence of this contract. In case the purchaser shall fail to make any payment at the time the same shall fall due as hereinbefore specified, or to perform any covenant or agreement aforesaid, the seller may declare a forfeiture and cancellation of this contract and thereupon all rights of the purchaser hereunder shall cease and determine and any payments theretofore made hereunder by the purchaser shall be retained by the seller in liquidation of damages sustained by reason of such failure. Or the seller may bring action on any intermediate overdue installment, or on any payments, made by the seller and repayable by the purchaser, it being stipulated that the covenants to pay intermediate installments or to pay items repayable by the purchaser are independent of the covenant to make a deed and that every such action is an action arising on contract for the recovery of money only, as if the promise to pay had been expressed in a different instrument, and that no such action shall constitute an election not to proceed otherwise as to any subsequent default, and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default. Service of all demands, notices or other papers may be made by registered mail to the address of the purchaser or his assigns last known to the seller.

IN WITNESS WHEREOF, the parties hereto have executed this instrument in duplicate the day and year first herein written.

Earl T. Hill (Seal)

Marjorie A. Hill (Seal)

Clyde L. Showalter (Seal)

Gerald S. Showalter (Seal)

STATE OF WASHINGTON,)
County of Clark) ss.

On this day personally appeared before me EARL T. HILL and MARJORIE A. HILL, husband and wife, and CLYDE SHOWALTER and GERALD S. SHOWALTER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of March, 1950.

(Notarial Seal affixed)

Robt. W. Garver
Notary Public in and for the State of Washington,
residing at Camas, Therein.

Filed for record December 16, 1950 at 9-45 a.m. by G. S. Showalter.

John C. Wachter
Skamania County Auditor

#41893 Gust J. Melonas et ux et al to Spiros G. Stelios et al.

WARRANTY DEED

THE GRANTORS Gust J. Melonas and Catherine Melonas, husband and wife, and Steve J. Melonas and Mary Melonas, husband and wife of the city of _____, county of _____ State of Washington, for and in consideration of One and No/100 (\$1.00) dollars, in hand paid, convey and warrant to Spiros G. Stelios and Sam G. Melonas, the following described real estate, situate in the county of Skamania state of Washington:

Commencing at a point where the north line of Section 1, Township 2 North, Range 7 E. W. M. intersects the west line of the Henry Shepard D L C, thence south along the D L C line 887.4 feet, thence west 278.3 feet to a point on the southerly right of way line of State Road No. 8, and the true point of beginning; thence south 48°20' east 73.4 feet, thence south 41°40' west 60 feet, thence north 48°20' west 72.0 feet, thence northeasterly along the southerly line of the said right of way for State Road No 8 to the point of beginning.