

DEED RECORD No. 33

SKAMANIA COUNTY, WASHINGTON

that on this 31st day of May, 1951,, personally appeared before me T. S. Applegate and Frances Applegate 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, therein.

NO. 21 SKAMANIA COUNTY TRANSACTION EXCISE TAX PAID JUN 1 1951 AMOUNT \$45.00 COUNTY TREASURER
Mabel J Jeter

Filed for record June 1, 1951 at 4-30 p. m. by C. E. Chanda.

John C. Wachter
Skamania County Auditor

#42507

Edwin R. Weiss et ux to Carl W. Campbell et ux

REAL ESTATE CONTRACT

THIS CONTRACT, made this 6th day of May, 1951, between Edwin R. Weiss and Lillian R. Weiss, husband and wife, hereinafter called the "seller" and Carl W. Campbell and Betty F. Campbell, 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 northwest quarter of the northwest quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 20, Township 3 North, Range 8 E. W. M. containing 40 acres more or less.

SUBJECT to a mortgage made by the sellers to Edward Hollis dated May 8, 1951, in the principal amount of \$1,700.00, which mortgage the purchaser hereby agrees to assume and pay in full according to the terms and conditions of the promissory note secured thereby.

On the following terms and conditions: The purchase price is THREE THOUSAND ONE HUNDRED and No/100 (\$3,100.00) dollars, of which THREE HUNDRED and No/100 (\$300.00) dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

The purchaser agrees to pay the balance of the purchase price in the sum of \$2,800.00 in monthly installments of not less than \$15.00 commencing on the first day of June, 1951, and on the first day of each and every month thereafter until the full amount of principal together with interest shall have been paid. The said monthly installments include interest at the rate of six per cent per annum computed on the monthly balances of unpaid principal. The purchaser reserves the right at any time while he is not in default hereunder to pay the unpaid balance of principal together with the interest then due.

The seller agrees to assume and pay any excise tax which may be levied on the sale to the purchaser of the above described real property under Sec. 11, Laws Ex. 1951.

If the aforesaid mortgage shall be paid and satisfied while the principal amount of this contract remains unpaid, the purchaser agrees to increase the monthly installments due hereunder to the sum of not less than \$65.00 per month.

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 assessments which are above assumed by him, if any, and all which may, as between grantor and grantee, hereafter become a lien on the premises; and also all taxes which may hereafter be levied or imposed upon, or by reason of, this contract or the obligation thereby evidenced, or any part thereof; (2) to keep the buildings now and hereafter placed upon the premises unceasingly insured against loss or damage by fire, to the full insurable value thereof, in the name of the seller as owner, in an insurance company satisfactory to the seller for the benefit of the mortgagee, the seller, and the purchaser, as their interests may appear, until the purchase price is fully paid, and to deliver to seller the insurance policies, renewals, and premium receipts, except such as are required to be delivered to