

43729

Real Estate Contract

SKAMANIA COUNTY
TRANSACTION EXCISE TAX
PAID MAR 19 1952
AMOUNT Exempt
COUNTY TREASURER
BY M. J. Miller

IT IS HEREBY MUTUALLY AGREED, By and between.....

Fay M. Meneice of Carson, Washington

the part Y of the first part, and Herbert A. and Bessie J. Miller husband and wife, of
Carson, Washington

the part ies of the second part, that the said part Y of the first part will sell to said part ies of the second part,
their heirs or assigns, and the said part ies of the second part will purchase of said part Y
of the first part, her heirs, executors or administrators, the following described lot, tract, or
parcel of land situate in Skamania County, State of Washington, to-wit:

Beginning 287 feet south of the NE corner of the NW quarter of the SW quarter
of Section 21, 13N, R8E; thence South 713 feet; thence West 649 feet; thence
North 713 feet; thence East 649 feet, containing 10 acres.

with the appurtenances thereunto belonging, on the following terms:

1st. The purchase price for said land is three thousand
Dollars, of which the sum of twenty five Dollars has this
day been paid as earnest, the receipt whereof is hereby acknowledged by said part Y of the first part; and the
further sum of not less than twenty five Dollars
per month. Payments to apply on interest and principal. Rate of interest on
unpaid balance of principal at five percent.

2nd. The parties of the second part shall also pay before same becomes delinquent all taxes
and assessments which may be levied or may accrue against said lands, or any part thereof, from this day.

3rd. Said land to be conveyed by a good and sufficient warranty deed to said part ies of the second part
when said purchase price shall have been fully paid.

4th. The part ies of the second part agree to keep all buildings now upon or hereafter placed upon
said premises insured, payable to the first part Y as her interest may appear, in as large a sum
as reliable insurance companies will carry.

5th. The part ies of the second part further agree not to sell or assign this contract or any interest
therein or any interest in the lands therein described without the written consent of the part Y of the first part
and not to permit either to be sold by forced sale; and any sale of this contract or of any interest in said contract
or in the lands therein described without the written consent of the part Y of the first part will render this
contract null and void.

6th. Time is the essence of this contract, and in case of failure of the said part ies of the second part to
make either of the payments or perform any of the covenants on their part, this contract shall be
forfeited and determined at the election of the said part Y of the first part, and the said part ies of the
second part shall forfeit all payments made by them on this contract, and such payments shall be
retained by the said part Y of the first part in full satisfaction and liquidation of all damages by her
sustained; and she shall have the right to re-enter and take possession of said land and
premises and every part thereof.

WITNESS, Our hands and seals in duplicate this 19th day of March, A. D. 1952

Signed, Sealed and Delivered in Presence of

Fay M. Meneice (Seal)

Herbert A. Miller (Seal)

Bessie J. Miller (Seal)

