

#41127 Leonard T. Foster et ux to A. L. Starmer, A. L. Starmer et ux to Donald E. Leer et ux

THIS LEASE, Made this 20th day of October, 1948, between Leonard T. Foster and Ruby J. Foster, husband and wife, hereinafter called the "lessor," and A. L. Starmer, hereinafter called the "lessee,"

WITNESSETH: The lessor does hereby lease to the lessee the following described real estate and personal property, situate in the County of Skamania, State of Washington, to-wit:

The middle store room of the Foster concrete building situate on Lots 7, 8, 9 and 10 Block 6, Riverview Addition to the Town of Stevenson,

And a space 18 x 20 in the northeasterly corner of the basement of said building, together with the trade fixtures belonging to the lessors therein,

for the term of five years from the 20th day of October, 1948, at the monthly rental of \$50.00, payable in advance on the 20th day of each month. It is understood and agreed that the lessors hold the sum of \$50.00 paid to them by the lessees as a guarantee of the performance of this lease. In case of any default, either in payment of rental or otherwise, the \$50.00 shall be credited on account of monies due upon such delinquency and damages accruing to the lessors by reason of such default but such credit shall not constitute a waiver of claim for any amount of indebtedness and/or damage in excess thereof.

IT IS UNDERSTOOD AND AGREED that the lessee shall pay before delinquency all charges for light and power and water rental and save the lessors harmless on account thereof and shall pay to the lessors the meter charge for heat in addition to the rental herein specified.

IT IS UNDERSTOOD AND AGREED, that this lease may be assigned but no part of the premises hereby leased may be sub-let without the consent of the lessors.

AND IT IS HEREBY AGREED, That if any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained, then it shall be lawful for the said lessors to re-enter the said premises and remove all persons therefrom; and at the expiration of term of this lease quit and surrender the premises in their present condition, ordinary wear and damage by the elements or fire excepted.

IN WITNESS WHEREOF, The parties hereto have signed and sealed this lease the day and year first above written.

Leonard T. Foster (Seal)

Ruby J. Foster (Seal)

A. L. Starmer (Seal)

STATE OF WASHINGTON }
County of Skamania } ss.

I, Raymond C. Sly, a Notary Public in and for said State, do hereby certify that on this 15th day of February, 1949, personally appeared before me Leonard T. Foster and Ruby J. Foster, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged to me 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 in this certificate first above written.

(Notarial seal affixed)

Raymond C. Sly
Notary Public in and for the State of Washington,
residing at Stevenson therein.

In consideration of the sum of \$1.00 the undersigned lessee and Fay Starmer, wife of said lessee does hereby transfer, assign, and set over the foregoing lease unto Donald E. Leer and Gladys K. Leer, husband and wife,

Dated this 16th day of February, 1949.

A. L. Starmer
Faye Starmer

STATE OF WASHINGTON }
County of Skamania } ss.

I, Raymond C. Sly, a Notary Public in and for said State, do hereby certify that on this 15th day of February, 1949, personally appeared before me A. L. Starmer and Fay Starmer, husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under me hand and official seal the day and year in this certificate first above written.

(Notarial seal affixed)

Raymond C. Sly
Notary Public in and for the State of Washington,
residing at Stevenson, therein.

Filed for record September 8, 1950 at 8-20 a.m. by Donald E. Leer.

John C. Wachter
Skamania County Auditor

#41510

Skamania County to Eugene Fersen

CONTRACT FOR TREASURER'S DEED TO TAX TITLE PROPERTY

No. 433

BE LONGING TO Skamania COUNTY, STATE OF WASHINGTON

STATE OF WASHINGTON, }
County of Skamania } ss.

THIS AGREEMENT, Made and entered into this 13th day of November, 1943 by and between John C. Wachter, as Treasurer of Skamania County, State of Washington, vendor, and Eugene Fersen of 1409 E. Prospect Seattle 2. Wash. vendee.

WITNESSETH, That whereas, at a public sale of real property, held on the 13th day of November, 1943, pursuant to an order of the Board of County Commissioners of Skamania County, State of Washington, duly made and entered, and after having first given due notice of the time and place and terms of said sale as required by the Laws of the State of Washington, the sum of Five Hundred and no/100-500.00-Dollars was the highest bid received at the aforesaid sale, for the following described real property, to-wit:

E $\frac{1}{2}$ of NE $\frac{1}{4}$ and SE $\frac{1}{4}$ less power line and easements Sec 22 Twp 2 N. 6 E W M.
containing 240 acres more or less
#2450

For and in consideration of the aforesaid sum of Five Hundred and no/100 Dollars the County of Skamania, vendor, by and through its Treasurer, hereby agrees to sell and convey to Eugene Fersen, vendee, his heirs and assigns, forever, the above described real property subject to the following conditions.

The purchase price of said property is to be paid in lawful money of the United States of America, as follows: Twenty per cent of the total purchase price to be paid at the time of sale; the balance of said purchase price to be paid in ten equal annual installments of Forty and no/100 Dollars, commencing November 1st, following the date of said sale and annually thereafter. The purchaser shall pay six per cent interest on all deferred payments, said interest to be paid at the time the annual installment is due, in conformity with the requirements of Chapter 263, Session Laws of 1927, of the State of Washington.

The purchaser shall pay before delinquency all subsequent taxes and assessments, that may be levied or assessed against said property subsequent to the date of this contract, or agreement.

The purchaser may make payment in full at any time of any balance due on the total purchase price plus accrued interest on such balance.

When the purchaser has made payment in full of the purchase price, plus accrued interest, the vendor shall execute and deliver to the vendee a deed in the form prescribed by