

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 15th day of April, 1956 between
Stevenson Development Company, hereinafter called the "seller" and
a Corporation,
George F. Christensen and Geraldine A. Christensen, hereinafter called the "purchaser,"
husband and wife

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:

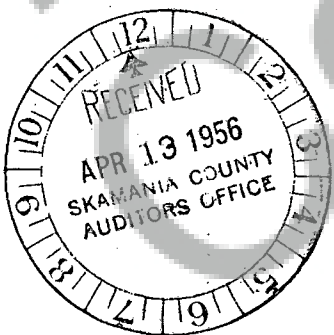
Lots 5 and 6 in Block 2 of Second Addition to
Hill Crest Acre Tracts, according to the official
plat thereof on file and of record in the office
of the Auditor of Skamania County, Washington.

Free of incumbrances, except

SUBJECT TO restrictive covenants of record.

On the following terms and conditions: The purchase price is Five Hundred and
no/100 ----- (\$ 500.00) dollars, of which
One Hundred and no/100 ----- (\$ 100.00) dollars
has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said
purchase price as follows:

On or before April 15, 1957, balance of purchase price of \$400.00
will be paid in full plus interest from date of contract
at the rate of six per cent per annum.



No. 1826
TRANSACTION EXCISE TAX
APR 13 1956
Amount Paid \$5.00
Mason J. Hester

The purchaser may enter into possession

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees: to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste; and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

deliver to the purchaser a **Warranty** deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a Puget Sound Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid. **Purchaser waives Title Insurance** insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made hereunder, and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

Notice of forfeiture may be given by a deposit in the United States post office of such notice contained in a sealed envelope with postage prepaid, addressed to the purchaser at the address given below his signature, or such other post office address in the United States as he may later designate by a written notice to the seller.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.
Stevenson Development Company by Charlotte E. Chanda (Seal)
R.R. Webster (Seal)
James Christensen (Seal)
Richard C. Christensen (Seal)



FORM 233



(Acknowledgment—Corporation)

STATE OF WASHINGTON,
 COUNTY OF **Skamania** ss.

On this **11th** day of **April, 1956** before me personally appeared **Charlotte E. Chanda** and **R.R. Webster** to me known to be the **President** and **Secretary** respectively, of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that **they are** authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Given under my hand and official seal the day and year last above written.

Robert J. Salomon
 Notary Public in and for the State of Washington,
 residing at **Stevenson, Washington**

COMPARED
 MAILED

50376



REAL ESTATE
 For Unimproved

FROM
Stevenson Development Company
 TO
George F. Christensen et al

STATE OF WASHINGTON
 COUNTY OF SKAMANIA
 I HEREBY CERTIFY TO
 INSTRUMENT OF WRITING
 OF C. E. Chanda
 AT 12:00 PM April
 WAS RECORDED IN BOOK
 OF Deeds AT
 RECORDS OF SKAMANIA
 BY W. J. Allen
 COU

MAIL TO