

## REAL ESTATE CONTRACT

THIS CONTRACT, made this 1st day of September, 1956 between  
 Mildred A. Cowles, a widow hereinafter called the "seller" and  
 Charles B. Hart and Elma D. Hart, hereinafter called the "purchaser,"  
 husband and wife

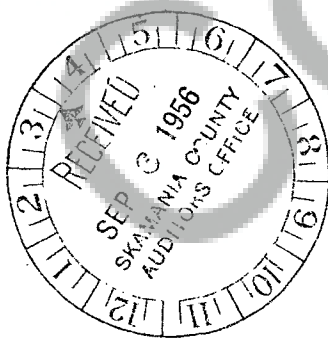
WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the  
 seller the following described real estate with the appurtenances, situate in Skamania County,  
 Washington:

Lots 1, 2, 3 and 4 of Block 2 of Riverview Addition to the Town  
 of Stevenson, according to the official plat thereof on file and  
 of record in the office of the Auditor of Skamania County,  
 Washington.

SUBJECT to that certain flowage easement dated November 30, 1936,  
 and recorded April 15, 1937, at page 250 of Book 2 of Deeds, Records  
 of Skamania County, Washington, granted to the United States of  
 America and conveying the perpetual right to overflow all that  
~~free of incumbrances except~~ portion of the above described real property  
 lying below the 94 foot contour line above mean sea level as  
 determined by reference to the U.S.C. & G. datum.

On the following terms and conditions: The purchase price is Forty Eight Hundred  
 and no/100 ----- (\$ 4800.00 ) dollars, of which  
 One Thousand and no/100 ----- (\$ 1000.00 ) dollars  
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said  
 purchase price as follows:

Beginning on or before October 25, 1956, monthly payments of  
 not less than \$45.00 will be made until the full purchase price  
 plus interest at six per cent per annum has been paid. Interest  
 is to be computed monthly on unpaid balance and included in  
 payments.



No.

TRANSACTION EXCISE TAX

\$ 48.00  
 Mabel G. Jeter  
 Annette S. Hutchinson, Secy

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 the mortgagee; (3) to keep the buildings and all other improvements upon the premises in good repair and not to permit waste; and (4) not to use the premises for any illegal purpose.

In the event that the purchaser shall fail to pay before delinquency any taxes or assessments or any payments required to be made on account of the mortgage, or to insure the premises as above provided, the seller may pay such taxes and assessments, make such payments, and effect such insurance, and the amounts paid therefor by him shall be deemed a part of the purchase price and become payable forthwith with interest at the rate of 10 per cent per annum until paid, without prejudice to other rights of seller by reason of such failure.

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1. *Staphylococcus aureus* (100%)