

REAL ESTATE CONTRACT

THIS CONTRACT, made this 3rd day of September, 1956

between

Rosemary C. Monte

hereinafter called the "seller" and

George B. Royce, a single man

hereinafter called the "purchaser,"

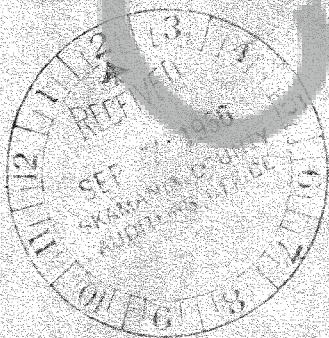
WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the seller the following described real estate with the appurtenances, situate in Skamania County, Washington:

Commencing at a point 13 rods North of the Southeast corner of the Northeast quarter of the Northeast quarter of Section 36, Township 3 North, Range 7½ E.W.M., thence West 120 feet, more or less, to the easterly line of the county road known as Lateral Highway #8 or the Loop Highway; thence Northeasterly along the easterly line of said highway to intersection with the East line of said Section 36; thence South to point of beginning.

Free of incumbrances, except:

On the following terms and conditions: The purchase price is Fifteen Hundred and no/100 ----- (\$ 1500.00) dollars, of which Two Hundred Five and 28/100 ----- (\$ 205.28) 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 3, 1956, monthly payments of not less than \$25.00 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. 2277

TRANSACTION EXCISE TAX

Amount Paid \$15.00

Mabel J. Jeter

Skamania County Treasurer

Annelle S. Hutchinson, Esq.

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.

