

REAL ESTATE CONTRACT

THIS CONTRACT, made this 5th day of December, 1958 between
Franke L. Wells, a widow hereinafter called the "seller" and
Robert C. Brown, 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:

That portion of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 21, Township 3 North, Range 8 E.W.M., described as follows: Beginning at the southwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of the said Section 21; thence east 690 feet following the south line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of the said Section 21; thence north 368 feet, more or less, to the southeast corner of Wells' Homesites according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence south 89° 54' west 690.4 feet along the south line of the said plat of Wells' Homesites to intersection with the west line of the said Section 21; thence south 368 feet to the point of beginning;

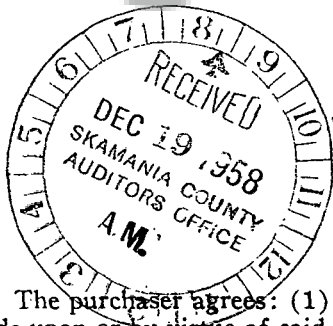
~~Free of encumbrances, except:~~

EXCEPT therefrom the following described tract: Beginning at the southwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of the said Section 21; thence north 208 feet; thence east 228 feet; thence south 208 feet; thence west 228 feet to the point of beginning;

AND EXCEPT public roads over and across the above described real property.

On the following terms and conditions: The purchase price is Three Thousand and no/100 ----- (\$ 3000.00) dollars, of which Four Hundred Eighty Eight and 09/100 ----- (\$ 488.09) 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 July 15, 1959, and on or before October 15, 1959, and on or before said dates in each and every year thereafter, a payment of not less than \$300.00 shall be made until the full purchase price plus interest at 6% per annum has been paid. Interest is to be computed at time of payment on unpaid balance and included in payment. PROVIDED however that the purchaser shall have an additional period of 30 days after each of the foregoing installment dates above specified within which to pay each of the same, but if purchaser shall elect the alternate method of payment he shall pay interest at the rate of ten (10) per cent per annum computed on the semi-annual balance of the agreed purchase price instead of six per cent per annum as above stated.



No. 2615
TRANSACTION EXCISE TAX

DEC 13 1958

Amount Paid \$30.00

Made J. L. Wells
Skamania County Treasurer

By _____

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.

The purchaser agrees to assume all risk of damage to any improvements upon the premises, or of the taking of any part of the property for public use; that no such damage or taking shall constitute a failure of consideration, but in case of such damage or taking, all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price of the property, less any sums of money which the seller may be required to expend in procuring such money, or at the election of the seller, to the rebuilding or restoration of such improvements.

The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a Warranty deed to the property, excepting such part thereof which may hereafter be condemned, if any, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller has delivered, or within ten days herefrom will procure and deliver, to the purchaser, a title policy in usual form issued by the Puget Sound Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage occasioned by reason of defect in, or incumbrance against, seller's title to the premises, not assumed by the purchaser, or as to which the conveyance hereunder is not to be subject.

The parties agree: (1) to execute all necessary instruments for the extension of payment or renewal of said mortgage during the period prior to the delivery of said deed, or the termination of purchaser's rights by virtue of the provisions hereof; provided the seller shall not be obligated thereby to assume any personal obligation or to execute any mortgage providing for a deficiency judgment against the seller, or securing a principal indebtedness in excess of that now unpaid on the above mentioned mortgage or bearing an interest rate of more than two per cent greater than that of the original mortgage indebtedness; (2) that the purchaser has made full inspection of the real estate and that no promise, agreement or representation respecting the condition of any building or improvement thereon, or relating to the alteration or repair thereof, or the placing of additional improvements thereon, shall be binding unless the promise, agreement or representation be in writing and made a part of this contract; (3) that the purchaser shall have possession of the real estate on December 5, 1958 and be entitled to retain possession so long as purchaser is not in default in carrying out the terms hereof; and (4) that, upon default, forfeiture may be declared by notice sent by registered mail to the address of the purchaser, or his assigns, last known to the seller.

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, and upon his doing so, all payments made by the purchaser 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 within six months 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.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

Frankie L. Wells (Seal)
Robert C. Brown (Seal)
(Seal)
(Seal)

STATE OF WASHINGTON, }
County of Skamania } ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 11th day of December, 1958, personally appeared before me

Frankie L. Wells

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

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

Notary Public in and for the state of Washington,
residing at Stevenson, Washington.

4691



REAL ESTATE CONTRACT

FROM

Frankie L. Wells

TO

Robert C. Brown

STATE OF WASHINGTON }
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

C. C. Chanda

OF Stevenson

AT 2:30 P.M. Dec. 19, 1958

WAS RECORDED IN BOOK 45

OF Deed AT PAGE 365

RECORDS OF SKAMANIA COUNTY, WASH.

By Evelyn D. Neal

COUNTY AUDITOR

DEPUTY

REGISTERED	INDEXED: DIR.	INDIRECT:	RECORDED:	COMPARED:	MAILED
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