

86786

CONTRACT AGREEMENT

This contract made and entered into this 5 day of July 1978, between Lynn Elizabeth Brady herein called the "Seller" and Albert Daniel Ketchmark herein called the "Purchaser."

The Seller agrees to sell to the Purchaser and the Purchaser agrees to purchase from the Seller the below listed property :

One 24 X 40 1972 Lamplighter Mobile Home, Serial # 2

Be it duly noted that the above listed property is free of any and all liens with the exception of the contract between Seller and Mortgage Holder listed below :

First Independent Bank
Hazel Dell Branch
P.O. Box 1627
Vancouver, Wash. 98663

Be it duly noted by both Seller and Purchaser that the general appearance and condition of above property is acceptable at this time, with the exception of the replacement of two axles, wheels and tires to be the responsibility of Seller. No unjust claims to be made against such property at any later date.

Be it duly noted that Purchaser agrees to carry any and all necessary Insurance on above listed property until completion of contract between Seller and Mortgage Holder, and to furnish Mortgage Holder with all such information.

Be it duly noted that Purchaser agrees to file and pay all taxes that may apply with the exception that all Personal Property Taxes are paid in full by Seller at time of contract execution.

Upon execution of this contract, Purchaser intends to move property from it's present location to his own personal property located in Skamania, Wa., legal description as follows :

Purchaser agrees not to remove Mobile Home from above property without the consent of the Seller.

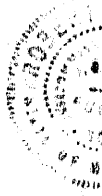
Upon execution of this contract, Purchaser agrees to pay Seller \$ 3,500.00 for equity in the mobile home. Monthly payments of \$ 104.28 to be made by the Purchaser to the Seller on the first day of every month until the completion of Seller's contract with Mortgage Holder. Seller in turn agrees to remit payments to Mortgage Holder on behalf of the Purchaser no later than the tenth day of every month. Purchaser agrees to pay Seller a fee of \$ 25.00 on any late or missed payments. In the event of a payment in violation of ninety days, Seller is elect to declare entire unpaid contract balance due and owing on repossession. Purchaser agrees to pay all Attorney fees and costs arising from contract violation, and to grant Seller the right to enter Purchaser's Private Property as necessary for the sole purpose of repossession and removal.

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NOTARY SEAL

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Page two
Brady - Ketchum
Contract Agreement

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As of June 30th, 1978, contract balance with Mortgage Holder is \$ 7,403.88 with payoff of approximately \$ 6,228.38. There are five years and eleven months remaining of this contract or seventy one payments. Purchaser And Seller are in agreement to do nothing to add to the balance of the contract with Mortgage Holder.

Be it duly noted that title to mobile home is held by the Mortgage Holder in the name of the Seller until completion of their contract, at which time it shall be the responsibility of the Seller to transfer title to Purchaser.

Date

Signature

Signature

Witnessed and notarized by Robert T. Talent on this 5th day of July, 1978. Notary Public residing in the county of Skamania, State of Washington. My commission expires : 30 March 1982

86786

NOTARY SEAL

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STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BY

Robert T. Talent

ON 5th day of July

AT 9:30 A.M. July 6, 1978

WAS RECORDED IN BOOK 5

OF Page 993 AT PAGE 993

RECORDS OF SKAMANIA COUNTY, WASH.

Robert T. Talent

COUNTY AUDITOR

BY Robert T. Talent

