

**WASHINGTON
TITLE INSURANCE
COMPANY**

REAL ESTATE CONTRACT

CORPORATE FORM

THIS AGREEMENT, made and entered into this 8th day of May, 1963
between COLONIAL INVESTMENT CO. (a Washington Corporation)

hereinafter called the "seller," and PHILIP R. CHARTIER and FRED A. T. CHARTIER, his wife

hereinafter called the "purchaser,"

WITNESSETH: That 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 the County of Skamania, State of Washington, to-wit:

The Northwest quarter (NW $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) and that portion of (SW $\frac{1}{4}$) of (SW $\frac{1}{4}$) lying North of the highway Section 34, Township 2 North, Range 6 E.W.M., Skamania County, Washington, together with easements and rights of way of record, but subject to all easements, conditions and rights of ways of record and roads now used by public.

There is now a mortgage of record executed by Roland E. Schedeen and wife which is to be released or satisfied when this contract is fully paid.

The terms and conditions of this contract are as follows: The purchase price is Four Thousand Five Hundred ----- (\$4,500.00) Dollars, of which
Five Hundred ----- (\$500.00) Dollars
has been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

\$50.00 or more on or before the 15th day of May, 1963 and a like sum of \$50.00 or more on or before the 15th day of each and every consecutive month thereafter until the full \$4000.00 balance with interest thereon at the rate of six per cent (6%) per annum is paid. Each payment shall be applied first to interest and balance to principal.

Each installment constitutes a distinct and separate promise to pay on the part of purchasers.

No:

TRANSACTION EXCISE TAX

MAY 16 1963

Amount Paid \$45.00

Mildred O. O'Connell
Skamania County Treasurer
By Beverly J. Halling, Secy.

The purchaser is entitled to take possession of said premises on closing

The purchaser agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said premises.

The purchaser assumes all hazards of damage to or destruction of any improvements now on said land or hereafter to be placed thereon, and of the taking of said premises or any part thereof for public use.

The purchaser agrees, until full payment of the said purchase price, to keep all buildings on said described premises insured to the full insurable value thereof against loss or damage by fire in some company acceptable to the seller and for the seller's benefit as interest may appear and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

In case the purchaser shall fail to make any payment hereinbefore provided by the purchaser to be made, the seller may make such payment and any amount so paid by the seller, together with interest thereon from date of payment until repaid at the rate of ten (10) per cent per annum, shall be repayable by the purchaser on demand, all without prejudice to any other right the seller might have by reason of such default.

The purchaser agrees that full inspection of said described premises has been made and that neither the seller nor assigns shall be held to any covenant respecting the condition of any improvements on said premises nor to any agreement for alterations, improvements or repairs, unless the covenant or agreement relied on be in writing and attached to and made a part of this contract.

The seller has procured or agrees, within ten days from date hereof, to procure from Washington Title Insurance Company a purchaser's policy of title insurance, insuring the purchaser to the full amount of the said purchase price against loss or damage by reason of defect in the title of the seller to the said described premises or by reason of prior liens not assumed by the purchaser under this agreement.

The seller agrees, on full payment of said purchase price in manner hereinbefore specified, to make, execute, and deliver to the purchaser a good and sufficient **warranty deed** of said described premises.

Time is of the essence of this contract. In case the purchaser shall fail to make any payment of the said purchase price promptly at the time the same shall fall due as hereinbefore specified, or promptly to perform any covenant or agreement aforesaid, the seller may elect to declare forfeiture and cancellation of this contract and upon such election being made all rights of the purchaser hereunder shall cease and determine and any payments theretofore made hereunder by the purchaser shall be retained by the seller in liquidation of all damages sustained by reason of such failure. Service of all demands, notices or other papers with respect to such declaration of forfeiture and cancellation may be made by registered mail at the following address, to-wit:

Stevenson, Washington

or at such other address as the purchaser will indicate in writing to the seller. Or the seller may elect to bring action, or actions, on any intermediate overdue installment, or on any payment, or payments, made by the seller and repayable by the purchaser, it being stipulated that the covenant to pay intermediate installments or to pay items repayable by the purchaser, are independent of the covenant to make a deed and that every such action is an action arising on contract for the recovery of money only, as if the promise to pay had been expressed in a different instrument, and that no such action shall constitute an election not to proceed otherwise as to any subsequent default, and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

In any suit or action to enforce any covenant of this contract or to collect any installment payment or any charge arising therefrom, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument in duplicate the day and year first herein written.

Philip R. Chartier
Philip R. Chartier
Freda T. Chartier
Freda T. Chartier
By Willie V. Little President
By Willie V. Little Assistant Secretary

STATE OF WASHINGTON,)
County of King) ss.
On this 8th day of May, 19 63, personally appeared
Bryce Little and Willie V. Little
to me known to be the President and Assistant 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 authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
Notary Public in and for the State of Washington,
residing at Seattle, Washington

FORM L 38

Real Estate Contract
(CORPORATE FORM)

FROM
Colonial Investment Co.

TO
Philip R. Chartier et al

WASHINGTON
TITLE INSURANCE
COMPANY
STATE OF WASHINGTON
COUNTY OF KING

RECEIVED
DIR.
FILED
MAILED
JAN 10 1963
AT 9:55 A.M.
Send Tax Statement to
WAS RECORDED IN BOOK 51
OF RECORDS AT PAGE 287
RECORDS OF SKANAPILA COUNTY, WASH
BY [Signature] COUNTY CLERK
DEPUTY