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## REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this

day of

February, 1967

NORMAN S. GARWOOD and HAZEL S. GARWOOD,

hereinafter called the "seller" and

husband and wife, COLUMBIA-PACIFIC TOWING CORPORATION.

hereinafter called the "purchaser,"

a Washington corporation, 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

County.

Washington:

All of Lots 7, 8, 9, 10, 13 and 14; and the south halves of Lots 11 and 12; of Block One of 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

Free of incumbrances, except: a flowage easement granted to the United States of Affective to overflow the above described real property with the backeters formed me by the Bonneville Dam by deed dated July 9, 1936 and recorded September: 12, 1936 at page 635 of Book Y of Deeds, Auditor's File No. 23007, 10. Records of Skamania County, Washington.

On the following terms and conditions: The purchase price is Three Thousand Five Hundred and no/100 ----- (\$3,500.00 ) dollars, of which purchase price as follows:

> The purchaser agrees to pay the balance of the purchase price amounting to Two Thousand Five Hundred and No/100 (\$2,500.00) Dollars in annual installments of Five Hundred and No/100 (\$500.00) Dollars or more, commencing on the first day of February, 1968 and on the first day of each February thereafter until the full amount of the purchase price together with interest shall have been paid. The purchaser shall pay on the aforesaid installment dates, interest on the unpaid purchase price at the rate of 6% per annum.

6 1967 FEB

Amount Paid 3500 Pulled () Wur,

Skamania County Treasurer

The purchaser may enter into possession February 1, 1967.

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees: to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste; and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

which may have been condemned, free of incumbrances except those above mentioned, and any that may acrone hereafter through any person other than the seller.  The seller agrees to furnish a Tronsomerica Title Insurence Company standard form purchaser's title policy when the purchaser shall have paid insuting the title to said property with flability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.  Time is of the essence hereof, and if the event the purchaser shall fail to conjuly 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. Upon the termination of the purchaser's rights hereunder and ill 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 after such forfeiture shall commence an action to procure an adjudated not 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 couss and a reasonable attomety's fee.  Notice of forfeiture may be given by a deposit in the United States post office of such notice contained in a sealed envelope with postage prepaid, addressed to the purchaser at the address given below his signature, or such other post office address in the United States as he may later designate by a written notice to the seller. In Witness Whereof the parties have signed and selated this contract the day and year first above written or such other post office and the seller have been appropriated to the seller.  STATE OF WASHINGTON.  STATE OF WAS	which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.  The seller agrees to furnish a Transamericar Title Insurance Company standard form purchaser's title purchaser as the purchaser and the purchaser or as to which the conveyance hereunder is not to be subject.  Time is of the essence hereof, and it the eveit 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, and included damages, and the seller shall have the right to re-entire and take possession of the property; and if the seller after such forfeiture as he purchaser are input to re-enter and take possession of the property; and if the seller after such forfeiture shall even the right to re-enter and take possession of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights, all individual damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller after such forfeiture may be given by a deposite in the United States post office of such notice contained in a scaled envelope with postage prepaid, addressed to the purchaser at the address given below his signature.  In Witness Whereof the parties have signed and sealed this contract the day and year first above written.  In Witness Whereof the parties have signed and sealed this contract the day and year first above written.  Seal Jacobs of the sealers in the Green of the season of the seller.  In Witness Whereof the parties have signed and sealed this contract the day and year first above written.  Seal of the sealers and the sealers of the season of the parties of the se					941
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COLUMBIA PACIFIC TOWING CORPORATION (Seal)  By: County of Skamania  I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 31st of January 1967 Hazel S. Garwood, husband and wife resonally appeared before me Norman S. Garwood and hazel S. Garwood, husband and wife resonally appeared before me Norman S. Garwood and hazel S. Garwood and hazel S. Garwood and the state of the s	COLUMBIA-FACIFIC TOWING CORPORATION (Seal)  By: Control By: Contro		Marina	1. 8	2	
COLUMBIA-PACIFIC TOWING CORPORATION (Seal)  BY: COLUMBIA-PACIFIC TOWING COLUMBIA-PACIFIC TOWING CORPORATION (Seal)  BY: COLUMBIA-PACIFIC TOWING COLUMB	STATE OF WASHINGTON  STATE OF WASHINGTON  STATE OF WASHINGTON  Compt of Skamania  I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 31st day January 1967  Hazel S. Garwood, husband and wife  Charles half laying the individual S. described in and who executed the forgoing instrument, and acknowledged that they signed and supposes therein mentioned.  Kawan half laying the individual S. described in and who executed the forgoing instrument, and acknowledged that they signed and supposes therein mentioned.  Kawan half laying the individual S. described in and who executed the forgoing instrument, and acknowledged that they signed and supposes therein mentioned.  Kawan half laying the individual S. described in and who executed the forgoing instrument, and acknowledged that they signed and supposes therein mentioned.  Notary Public in and for the state of Washington, residing at Stevenson.  681 79  Company of the state of Washington, residing at Stevenson.  681 79  Company of the state of Washington, residing at Stevenson.  Filed for Record of Request of Comman S. Garwood and Market Stevenson.  OF Stevenson.  OF Stevenson.  OF Stevenson.		9, 1	O.		(Seal)
STATE OF WASHINGTON, AUDITOR STEVENSON, WASH  I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 31st do January, 1967  Hazel, S., Garwood, husband and wife.  And the state of Washington, hereby certify that on this 31st do January, 1967  Hazel, S., Garwood, husband and wife.  An including the state individual S. described in and who executed the foregoing instrument, and schowledged that they signed and single the same as the ir free and voluntary act any deed, for the uses and surposes therein mentioned.  Notary Public in and for the state of Washington, residing at Stevenson  REALTH STATE OF WASHINGTON, 1988  Notary Public in and for the state of Washington, residing at Stevenson	STATE OF WASHINGTON STATE OF WASHINGTON AND COUNTY of Skamania  J. the undersigned a notary public in and for the state of Washington, hereby certify that on thin 31st day of January 1967 Hazel S. Garwood, husband and wife personally appears before me Norman S. Garwood and Hazel S. Garwood, husband and wife personally appears before me Norman S. Garwood and Hazel S. Garwood in an attended to for the state of Washington and State of the uses and personal state of the state of Washington for the state of Washington and State of the uses and personal state of the uses and personal state of the use and personal state of Washington and State of Washin	A CONTRACTOR OF THE PARTY OF TH	Wazef N	y arma		(Seal)
STATE OF WASHINGTON.  STATE OF WASHINGTON.  County of Skamania  I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this.  January. 1967  Hazel. S. Garwood, husband and wife.  The method of the individual. S. described in and who executed the toy scing instrument, and acknowledged that.  They stand individual seal the day and year last above writter.  Notary Public in and for the state of Washington, residing at.  Stevenson  Notary Public in and for the state of Washington, residing at.  Stevenson  68109	STATE OF WASHINGTON.  County of Skamania  I, the undersigned a notary public in and for the state of Washington, hereby certify that on this 31st day of January 1967  Hazel S., Garwood husband and wife personally appeared before me. Norman S. Garwood and Hazel S., Garwood husband and wife personally appeared before me. Norman S. Garwood and Hazel S., Garwood husband and wife personally appeared before me. Norman S. Garwood and Hazel S., Garwood husband and wife personally appeared before me. Norman S. Garwood and Hazel S. Washington for the uses and purposes therein mentioned.  Novembrand State of Washington for the state of Washington for the uses and purposes therein mentioned.  Notary Public in and for the state of Washington residing at Stevenson  681.79  Annual State of Washington of Comman S. Stevenson  681.79  Comman S. Garwood and Hazel S. Garwood an		COLUMBIA-PACIFIC	TOWING CORPOR	ATION	(Seal)
STATE OF WASHINGTON.  SEVENSON, WASH  I, the undersigned a notary public in and for the state of Washington, hereby certify that on this 31st da of January 1967  Hazel. S. Garwood, husband and wife Norman S. Garwood and Hazel. S. Garwood, husband and wife with the state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington, hereby certify that on this 31st day of January 1967  The state of Washington 1967	STATE OF WASHINGTON as AUDITOR Secretary public in and for the state of Washington, hereby certify that on this. 31st day January 1967 husband and wife state of Washington, hereby certify that on this. 31st day January 1967 husband and wife state of Washington, hereby certify that on this. 31st day January 1967 husband and wife state of Washington, hereby certify that on this. 31st day January 1967 husband and wife state of Washington hereby certify that on this. 31st day January 1967 husband and wife state of Washington hereby certify that on this. 31st day January 1967 hereby carried the state of Washington and wife state of Washington free and voluntary act and deed, for the uses and surposes therein mentioned. Notary Public in and for the state of Washington residing at Stevenson  681.79  Filed for Record at Request of Chemical States Tourney of Manuary Continued the With Instrument of Washington of Washington and Washington of Washingt		By: Untt	5. 2	`	(Seal)
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STATE OF WASHINGTON, county of Skamania  I, the undersigned a notary public in and for the state of Washington, hereby certify that on this 31st of January 1967 personally appeared before me Norman S. Garwood and Hazel. S. Garwood, husband and wife and knowledged that they signed and separate personally appeared before me Norman S. Garwood and Hazel. S. Garwood, husband and wife the individual S. described in and who executed the foregoing instrument, and acknowledged that they signed and separate in and official seal the day and year last above writter.  Notary Public in and for the state of Washington, residing at Stevenson  68109	STATE OF WASHINGTON, County of Skamania  I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 31st day of January 1967  Hazel S. Garwood, husband and wife personally appeared before me Norman S. Garwood and Hazel S. Garwood, husband and wife personally appeared before me Norman S. Garwood and Hazel S. Garwood and wife personal state of Washington, instrument, and acknowledged that they aligned and supply the personal state of the uses and surposes therein mentioned.  Notary Public in and for the state of Washington, residing at Stevenson  681.99  Thereby Certify that the with INSTRUMENT OF WRITING, FILED BY January Stevenson.  Generally Stevenson of Manuary Stevenson.  Generally Stevenson of Manuary Stevenson.	AUDITOR AUDITOR		4.0		
I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 31st day of January, 1967 personally appeared before me Norman S. Garwood and Hazel S. Garwood, husband and wife, the me knowledged that they take the individual S. described in and who executed the foregoing instrument, and acknowledged that they signed and sage the game as their free and voluntary act and deed, for the uses and purposes therein mentioned.  Notary Public in and for the state of Washington, residing at Stevenson  68179	I, the undersigned a notary public in and for the state of Washington, hereby certify that on this 31st day of January 1967 Hazel S. Garwood, husband and wife Norman S. Garwood and Hazel S. Garwood, husband and wife Norman S. Garwood and Hazel S. Garwood, husband and wife Norman S. Garwood and Hazel S. Garwood, husband and wife Norman S. Garwood and Hazel S. Garwood, husband and wife Norman S. Garwood and Hazel S. Garwood, husband and wife S. Garwood and Hazel S. Garwood, husband and wife S. Garwood and Hazel S. Garwood, husband and wife S. Garwood and Hazel S. Garwood and Washington, and the state of Washington, hereby certify that they will have stated the foregoing instrument, and acknowledged that they signed and supposes therein mentioned.  Notary Public in and for the state of Washington, residing at Stevenson  68179  Therefore Regorder's Use.  Therefore Regorder's U	STEVENSON, WASH	<b>,</b> , , , , ,	- 124 P	1. N. 18 1. 15	
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Notary Public in and for the state of Washington, residing at Stevenson  68179	Notary Public in and sor the state of Washington, residing at Stevenson  68179  Thereby Certify That the With Instrument of Writing, filed by  Filed for Record at Request of Columbia Carefic Touting  OF Standard  AT 8: 45 M Feb. 6 19 6	signed and space the same as their				
Notary Public in and for the state of Washington, residing at Stevenson  68199	Notary Public in and for the state of Washington, residing at Stevenson  68179    Stevenson   Stevenson   Stevenson	Civen inder my land and official seal		W 1		
residing at Stevenson  68179  CHS RACE RESERVED FOR RECORDER'S US	Filed for Record at Request of Columbia Pacific Touting of Stevenson  The Stevenson  Stevenson  The CE RESERVED FOR RECORDER'S USE.  I HEREBY CERTIFY THAT THE WITH  INSTRUMENT OF WRITING, FILED BY  AT 8: 45 M. Feb. 6 196	PUBLICONS	********	John Public in and		***************************************
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HEREBY CERTIFY THAT THE WIT	Filed for Record at Request of Columbia Pacific Touting of Stevenson  AT 8:45 M Feb. 6 196	N S AMES	6810	9	•	
hereby Certify that the With the Marman of Mar	Filed for Record at Request of Columbia Pacific Touting of Stevenson  AT 8:45 M Feb. 6 196	Yes - CA.	• • • • • • • • • • • •	فأخ	SPACE PESERVED FOR RECO	RDER'S USE:
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