

FOR AND IN CONSIDERATION of the premises hereinafter set out.

Allan B. McCoy and Ada B. McCoy, Husband and Wife

hereinafter called the seller, agrees to sell, and

Nelson L. Meaghers and Ruth M. Meaghers, Husband and Wife

hereinafter called the buyer,

agrees to buy the following described real estate, situate in the County of Sk amania

State of Washington, more particularly described as follows, to-wit:

Beginning at a point on the South line of Second Street in the Town of Stevenson 260 feet N. 89°06' West of intersection of said South line with the West line of the Henry Shepard D. L.C.; thence south to the northerly line of State Highway No.8 according to the survey thereof approved August 24, 1937, thence northeasterly along the northerly line of said State Highway to intersection with the southerly line of Second Street of the Town of Stevenson; thence North 89°06' West along the South line of Second Street to the place of beginning, all in Skamania County, Washington.

Subject to right of way granted to Northwestern Electric Company November 24, 1937, recorded at page 507 Book "Z" Deed Records, Skamania County.

for the sum of Thirty Thousand Dollars (\$ 30,000 ) Dollars  
Seven Thousand Dollars (\$ 7,000 ) Dollars  
 of which is to be paid on signing of this agreement, the receipt of which is hereby acknowledged.

and Twenty Three Thousand Dollars (\$ 23,000 ) Dollars,  
 with interest from date at the rate of six per cent. per annum, as follows: Beginning on the first  
 day of Aug. 1967 -- \$280.00, and on the same day in each and every month thereafter the  
 sum of \$ 320.00, or more, with interest on principal remaining unpaid on said day, and the balance  
 on First of each month thereafter, regardless of loss, destruction or damage to any of the improvements  
 thereon.

And the buyer hereby agrees to seasonably pay all taxes and assessments which may be hereafter imposed on said premises, and to keep the improvements thereon insured against loss by fire in a reliable insurance company, in the sum of \$ 23,000, with loss payable to seller and buyer, as their interests appear, all policies to remain with the seller.

And in the event that the buyer shall make default in any way of the covenants herein contained, or shall fail to make the payments aforesaid at the times specified, the times of payment being declared to be the essence of this agreement, then the seller may declare this agreement null and void.

The seller agrees that the buyer may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made, and the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises from month to month and shall be entitled to only such notice to vacate as is provided by law, and such notice to vacate shall be deemed to be a declaration of the termination of this contract; all improvements placed thereon shall become a part of said real estate, and shall not be moved or altered without the written consent of the seller.

When the buyer shall have paid the several sums of money aforesaid, then the seller will deliver to the buyer a deed conveying said premises in fee simple with the usual covenants of warranty, excepting from such warranty such items as the buyer has assumed and agreed to pay.

No assignment of this contract or the subject matter hereof or contract to assign or convey the subject matter hereof shall be valid, unless the same be in writing attached hereto and approved by the seller, and any such assignment shall render this contract voidable at the option of the seller.

The seller will furnish a policy of title insurance to these premises ~~to be prepared by the Clark County Abstract & Title Co.~~ at any time upon demand of the buyers, provided they shall advance the money for the same in addition to the payments above required, but which advancement shall be deducted from the final payment due hereunder, and the seller shall not be called upon to have same brought down to the date of the last payment, said title insurance policy to show marketable title, free from incumbrances.

No. 5503  
**TRANSACTION EXCISE TAX**

JUL 11 1967

Amount Paid \$ 300.00  
Nelson L. Meaghers  
 Skamania County Treasurer



IN WITNESS WHEREOF, The seller and the buyer have signed and delivered this agreement in duplicate  
 this 30<sup>th</sup> day of June, 19 67

Witnesses:

[Signature]

Allan B. McCoy  
Ada B. McCoy

Seller.

Nelson L. Meaghers  
Ruth M. Meaghers

Buyer.

STATE OF WASHINGTON, County of CLARK } ss.

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this 30<sup>th</sup> day of JUNE 1967, personally appeared before me \_\_\_\_\_

Allan B. McCoy and Ada B. McCoy

to me known to be the individual, as described as seller and who executed the within and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(IF SELLER IS A CORPORATION, ATTACH CORPORATION ACKNOWLEDGEMENT)

Notary Public in and for the State of Washington, residing at  
**Vancouver**

### ASSIGNMENT BY BUYER

The within named buyer, for and in consideration of the sum of ..... Dollars,  
does assign and convey all right and title in and to the within contract and the property described therein unto .....

and successors in interest. And does hereby authorize the seller, or successors in interest, to receive all money due thereon and upon full compliance with the terms thereof to issue a deed to the said assignee, instead of the said buyer.

SIGNED AND SEALED, this.....day of

The seller consents to this assignment.

STATE OF WASHINGTON, County of..... } ss

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this day of \_\_\_\_\_, personally appeared before me \_\_\_\_\_

to me known to be the individual..... described in and who executed the above assignment, and acknowledged that.....  
signed and sealed the same as..... free and voluntary act and deed for the use and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of Washington, residing at

### ASSIGNMENT BY SELLER

The within named seller, for and in consideration of the sum of ..... Dollars,  
hereby assigns all his right and title to the within contract to: .....  
this ..... day of .....

(DEED FROM SELLER TO ASSIGNEE MUST BE  
GIVEN WITH THIS ASSIGNMENT)

No. 68937

# CONTRACT

# REAL ESTATE

FROM

TO

STATE OF WASHINGTON } 55  
COUNTY OF SKAMANIA }

HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING. FILED BY:

40

AT 1:15 July 11, 1967

WAS RECORDED IN BOOK

OF *Reed* PAGE 406-7

RECORDS OF SKAGANAWIA COUNTY, WISCONSIN

COUNTY AUDITOR

Approved \_\_\_\_\_

From the Office of

CLARK COUNTY ABSTRACT &amp; TITLE CO.

706 Washington St.

Telephone 3-47113 Vancouver, Washington

ington  
 ...

**COMPLETE TITLE SERVICE**

INVESTED

INDIRECT

RECORDED:

COMPARED

MAILED