

80323

Vancouver

Washington,

Dec. 11

1978

RECEIVED FROM W. JACK SPRINKLE AND JOHN R. BLAY, as their separate estates and/or assigns

FOUR THOUSAND FIVE HUNDRED AND 00/100

(hereinafter called "Purchaser")

in the form of NOTE, paid to agent as earnest money in part payment of the purchase price of the following real estate in SKAMANIA County, Washington:

Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Sec. 34 T2N R5E, W.M. except the south 825 feet thereof. Subject to close of earnest money agreement dated 12-4-78 Number 56686.

IF SAID PROPERTY IS INCORRECTLY DESCRIBED, SELLER HEREBY EXPRESSLY AUTHORIZES AGENT SUBSEQUENTLY TO WRITE HEREON, OR ATTACH HERETO, THE CORRECT LEGAL DESCRIPTION THEREOF.

Total purchase price is FIFTY-FIVE THOUSAND ONE HUNDRED EIGHTY-EIGHT DOLLARS

00/100 (\$55,188.00)

payable as follows:

SEE ADDENDUMS 12539 and 12540 attached and Exhibit "A" (contract language)

Seller agrees to furnish and deliver to purchaser as soon as procurable a purchaser's policy of title insurance and seller agrees to pay to agent once for such policy or report showing condition of title.

If title is not insurable and cannot be made insurable within 125 days from date of title report, earnest money shall be refunded and all rights of purchaser terminated, except that purchaser may waive defects and elect to purchase. But if title is good and purchaser neglects or refuses to complete purchase, earnest money, duly, at seller's option, be forfeited as liquidated damages. The agent shall not be responsible for delivery of title.

RECEIVED

APR 19 1979

AUDITOR

STEVENSON, WASH.

deed, free of encumbrances, except

NONE

All irrigation, plumbing, ventilating, cooling and heating fixtures and equipment (including stoker and oil tanks, but excluding fire place fixtures), water heaters, attached electric light and bathroom fixtures, light bulbs, fluorescent lamps, venetian blinds, awnings, wall to wall carpeting, drapery and curtain rods, window and door screens, storm doors and windows, attached linoleum, attached television antenna, all plants shrubs and trees and all fixtures not excepted herein are to be left upon the premises as part of the property purchased.

Rights reserved in federal patents or state deeds, building or use restrictions general to the district and building or zoning regulations and provisions shall not be deemed encumbrances. Encumbrance to be discharged by seller may be paid out of purchase money at date of closing.

Taxes for the current year, rents, insurance, interest, mortgage reserves, water and other utilities constituting liens, shall be prorated as of date of CLOSING.

Close in escrow? Yes No If closed in escrow, each party will deposit in escrow all instruments and moneys necessary to complete the purchase; escrow costs to be shared equally by purchaser and seller. If not in escrow, close in agent's office.

Closed Title or Assigns

Purchaser offers to purchase the property on the terms noted, in its present condition, and this agreement is issued subject to the approval of the seller thereof, within 3 days from date. Purchaser agrees not to withdraw this offer during said period, or until earlier rejection thereof by seller. Purchaser agrees that written notice of acceptance given to agent by seller shall be notice to purchaser. If seller does not accept this agreement within the time specified, the agent will refund the earnest money upon demand.

The sale shall be closed in office of Closed Title or Assigns within 30 days after title insurance policy or title insurance company's report is furnished by seller.

There are no verbal or other agreements which modify or affect this agreement. Time is of the essence of this agreement.

W. Jack Sprinkle

Agent

John R. Blay

Purchaser

Accepted this 13 day of Dec, 1978

1301 NE Hwy 99

Address

Diana M. Blay

Seller (wife)

574225

Phone

DELIVER PROMPTLY TO PURCHASER, either manually or by registered mail, a copy hereof showing seller's acceptance.

Purchaser acknowledges receipt of the foregoing instrument bearing his signature and that of the seller showing acceptance.

DATE 12-13-78 PURCHASER John R. Blay

Copy hereof showing seller's signed acceptance sent purchaser by registered mail to purchaser's above address (return receipt requested) on 19. Return receipt card received and attached to broker's copy 19.

The undersigned hereby agrees to pay a commission of

\$500 to the above agent for services. In the event earnest money is forfeited, it shall be apportioned to seller and agent equally, providing the amount to agent does not exceed the agreed commission.

Address

Seller (wife)

Phone

INDICATE WHETHER YES OR NO

BROKER'S COPY

SK 11469
2-5-84-900