

Form No. 100

Skamania County, Washington

EARNEST MONEY RECEIPT AND AGREEMENT

BOOK 6 PAGE 336

90451

Brande Ritchie & Allie Ritchie (husband & wife)

1004 NE 21st St., Vancouver, Wa. Ph #1-892-1487

FAVOR HUNDRED DOLLARS \$100.00

DOLLARS \$ 500.00

In the sum of \$100.00 paid to agent as earnest money in part payment of the purchase price of the following real estate in Skamania County, Washington, Agent to be attached: Parcel D Lot 4 of the Sunser-Schull Short Plat 2.5 acres more or less, a portion of the Southwest Quarter of Section 30, Township 2 North, Range 5 East, of the Willamette Meridian;

NOTE: Closing date 14 days from above date or before.

(First payment due 30 days after closing date)

Total purchase price is thirteen thousand four hundred and fifty dollars (\$13,450.00) as down payment, including earnest money above. The balance of Twelve Thousand One Hundred Dollars & no/100 (\$12,100.00) to be carried on a real estate contract by the seller, at the interest rate of 10% with monthly payment of two hundred fifty seven & 10/100 or more. With the balance of both principal & interest all due and payable five years (5) or before from closing date. Buyer will sign road maintenance agreement at closing. After five days payment late, there is

Seller agrees to furnish and deliver to purchaser as soon as procurable a purchaser's policy of title insurance, and seller authorizes agent to apply for such policy or report showing condition of title. If title is not insurable and cannot be made insurable within 30 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 rejects or refuses to complete purchase, the earnest money may, at seller's option, be forfeited as liquidated damages. The agent shall not be responsible for delivery of title.

The property is to be conveyed by warranty deed, free of encumbrances, except easements and restrictions of record for ingress & egress, utilities over or under said property.

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

does not apply

Rights reserved in federal patents or state deeds, building or use restriction in general by law, district and building or zoning regulations and provisions shall not be deemed encumbrances. Encumbrances to be discharged by seller may be paid out of purchase or may at date of closing. Taxes for the current year, rent, insurance, interest, mortgage servicer, 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.

After closing

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 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 title shall be closed in office of First American Title Co., Stevenson, Wa. within 10 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.

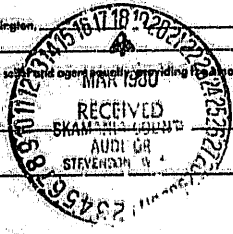
By _____ Agent	x _____ Purchaser
By _____ Seller	x _____ Purchaser (wife)
By _____ Seller (wife)	_____
Address _____	Address _____
Phone _____	Phone _____

DELIVER PROMPTLY TO PURCHASER, either personally or by registered mail, a copy hereof showing seller's acceptance. Copy hereof showing seller's signed acceptance sent purchaser by registered mail to purchaser's above address. Return receipt card received and attached to broker's copy.

Washington, _____, 19____ Dollars _____

This agreement hereby agreed to, pay a commission of _____ Does not apply _____ Dollars

Address _____ Seller
Phone _____ Seller (wife)



ADDENDUM TO

1. Seller w
2. Seller w
3. Seller w
4. Seller w
5. Seller w
6. Above 1
- Contract
1. Seller
2. Seller
3. Seller
4. Seller
5. Seller
6. Seller
7. Seller
8. Seller
9. Seller
10. Seller

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FORM NO. 110 - HANDY
Stevenson, Wa. Law Publishing
Portland, Or. 972

ADDENDUM TO EARNEST MONEY DATED AUGUST 28th, 1979 #5558

1. Seller will bring power to lower property line (SW Corner) on Taylor Rd.
2. Seller will survey in corners for buyer.
3. Seller will provide perk approval on said parcel.
4. Seller will supply access non exclusive easement road to parcels SW Corner
5. Seller will clear for building site on said parcel (one site)
6. Above items to be completed within 30 days from closing or before
7. Contract will have no pre payment penalty, to be a standard form 1964 contract.

J. O. Jensen 8/28/79

BUYER: Bruce D. Ritchie 8-28-79

BRUCE RITCHIE

BUYER: Alice M. Ritchie

ALICE RITCHIE

8. Mobile home will be started or set at ground level and to have some type of flooring or landscaping around mobile home within 60 days from the time mobile home is delivered.
9. Tool maintenance agreement attached, to be signed at closing or before.
10. Insurance for parcel of land at buyers discretion, buyers holds seller harmless for any liability on said parcel.

J. O. Jensen 8/28/79

Bruce D. Ritchie 8-28-79
Alice M. Ritchie



FORM NO. 110 - HANDY PAD
Stevens, N. J. Low Publishing Co.
Portland, Ore. 97204

DATE AUGUST 28th 1970

SKAMANIA COUNTY ROAD DEPARTMENT
PRIVATE ROADWAY AGREEMENT

Division of Land S.W. Quarter of Section 30, T. 12 N., R. 12 E., S.W. 1/4.

Approach Permit No. 11070-0, 25-L Road Name Taylor & Schuch Rd.

(Taylor Extension)

WHEREAS, it is the opinion of the Property Owners as shown below in Skamania County, Washington, that it will be in their best interest to retain and maintain the access roadways within the boundaries of the property division shown below as private roadways.

THEREFORE, BE IT RESOLVED that the Property Owners of said division to retain all roadway area within said division as private roadways.

FURTHER BE IT RESOLVED that the Property Owners shall do all construction and maintenance on all roadways in order to assure a safe roadway condition and assume as a corporate group all and total responsibility for such private roadway areas, at no expense to Skamania County

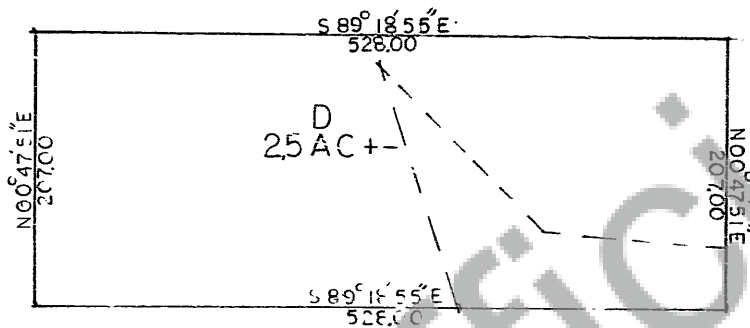
FURTHER BE IT RESOLVED, the Property Owners of said division shall, at any time it becomes necessary to ask Skamania County to assume roadway responsibility within said division, totally design and construct such roadway system within said division to approved County Road Standards at such time and dedicate in total, such constructed and approved roadway system to Skamania County. All property owners will pay there pro rated share on or before January 15th of each year in order to repair the road. Approval for road maintenance by majority vote.

Signed and Sealed by Property Owners
Unpaid share will become a lien on your property.

1. Chris M. Retchie - Dennis D. Retchie
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____



DEPUTY



SURVEY DONE BY

Brad H. Welch and Thomas J. Keon

8-27-79

STATE OF WASHINGTON
COUNTY OF SKAGWANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT IS A TRUE AND CORRECT COPY

OF THE ORIGINAL SURVEY

OF THE LANDS OF THE STATE

AT 2:00 P.M. March 18, 80

WAS BY ME, THE CLERK

OF THE COUNTY OF SKAGWANIA

AND I HAVE SIGNED THE SAME

IN WITNESS WHEREOF

I HAVE HEREIN SET MY HAND

AND SEAL

THIS 18TH DAY OF MARCH 1980

AT SKAGWANIA, WASHINGTON

JP Todd
COUNTY AUDITOR

J. Babcock
DEPUTY

REGISTERED	☒
INDEXED: CIR	☒
INT. CT.	☒
RECORDED	☒
INDEXED	☒



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