

Form No. 500
Salem News-Law Publishing Co.
Portland, Oregon 97204

EARNEST MONEY RECEIPT AND AGREEMENT

BOOK 6

1558

PAGE 36

1979

50451

Skamania County

Washington

Washington AUGUST 1979

FROM Glenda R. & Alvin Ellingson (husband & wife)
1904 NE 21ST ST., Vancouver, Wa. Ph. # 892-1487
FIVE HUNDRED DOLLARS (\$500.00)

(hereinafter called "Purchaser")

Skamania

In the name of Glenda paid to agent or escrow money in part payment of the purchase price of the following real estate in County, Washington, Township to be partitioned: Parcel D Lot 4 of the Sunser-Schull Short Plat, 2.5 acres more or less, 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.

(1st) payment due 30 days after closing date)
IF THIS PROPERTY IS NOT PREVIOUSLY OWNED, SELLER PAYMENT ATTACHED TO THIS AGREEMENT HEREBY ORGANIZED THE CORRECTLY IN GENERAL ORDER
Total purchase is Thirteen Thousand Four Hundred Fifty & 00/100 DOLLARS \$13,450.00,
payable as One Thousand Three Hundred Fifty Dollars (\$1,50.00) 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 years payment late, there is

Seller agrees to furnish and deliver to purchaser as soon on procurable a purchaser's policy or title insurance and seller authorizes agent to apply at once for such policy or repts. 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 at his option elect to waive title to property in good and purchaser neglects or refuses to complete purchase, the earnest money may, at seller's option, be forfeited as liquid-

ated damage. The agent shall not be responsible for delivery of title.

The property is to be conveyed by warranty deed

free of encumbrances, except
asements and restrictions of record for ingress & egress & utilities over
or under said property.

All irrigation, plumbing, ventilating, cooling and heating fixtures and equipment, including stoker and oil tanks but excluding the place fixtures, water heaters, attached electric light and
bathroom fixtures, light bulbs, fluorescent lamps, venetian blinds, awnings, wall to wall carpeting, draperies and curtain rods, window and door frames, storm doors and windows, attached line-
leum, attached television antenna, ed plants shrubs and trees and all fixtures not otherwise hereinabove set forth are to be left upon the premises as part of the property purchased.

does not apply

RIGHTS RESERVED: In general patents or state deeds, building or use restrictions as general to the particular building or zoning regulations and provisions shall not be deemed encumbrances.
Encumbrances to be discharged by seller may be paid out of purchase money at date of closing.

Terms for the current year, rents, insurance, interest, mortgage reserve, 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 otherwise agreed in separate escrow agreement.

ESCROW AGENT: After closing

Purchaser agrees 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 by agent or 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 note shall be closed in office of First American Title Co., Stevenson, W.A. 10 days after title insurance policy or
title insurance company issues a certificate of title. Seller and Purchaser shall meet at the title office to close this transaction.

There are no conditions or stipulations which modify or affect this agreement. Time is of the essence of this agreement.

By _____ Agent _____

Accepted this 25th day of August 1979

Glenda R. Ellingson _____ Seller _____

Glenda M. Ellingson _____ Seller (wife) _____

Address _____

Phone _____

SELLER PROOF TO PURCHASER: either personally or by registered mail, a copy hereof showing seller's acceptance.

This document is a true copy of the original instrument bearing the
signature and seal of the Notary Public.

DATE: August 19, 1979 PURCHASER: Glenda M. Ellingson

Address: 1904 NE 21st St., Vancouver, WA 98663

Phone: (360) 892-1487

DELIVER PROOF TO PURCHASER: copy hereof showing seller's signed acceptance sent purchaser by registered

mail to purchaser's above address (return receipt requested) _____, 19_____

Return receipt card received and attached to broker's copy _____, 19_____

Washington, 1979

RECEIVED MAR 18 2000

SKAMANIA COUNTY AUDITORS OFFICE STEVENSON, WASHINGTON

Seller _____

Seller (wife) _____

INDICATE WHETHER YES OR NO

REDOES COPY

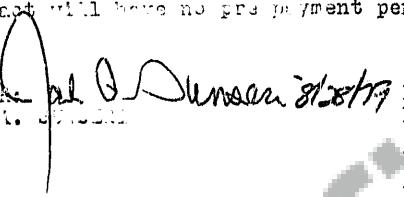
ADDENDUM TO EA

1. Seller w
2. Seller w
3. Seller w
4. Seller w
5. Seller w
6. Above 1
7. Contract

90

ADDENDUM TO EARNEST MONEY DATED AUGUST 28th, 1972 #5558

1. Seller will bring power to lower property line (SW Corner) on Taylor
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 parcel 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.


John O. Dusenberry
8/28/72BUYER: Bruce D. Ritchie 8-28-72
BRUCE RITCHIEBUYER: Alice M. Ritchie
ALICE RITCHIE

1. Mobile home will be started or set at ground level and to have some type of heating or landscaping around mobile home within 60 days from the time mobile home is delivered.
2. Royal Maintenance agreement attached, to be signed at closing or before
3. Insurance for parcel of land at buyers discretion, buyers holds seller harmless for any liability on said parcel.

FORM NO. 110 - HANDY PAD
Stevens & Co. 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. , N.R. - W.M.

Approach Permit No. 11070-0-25-L Road Name Taylor & Schulz 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 Skamania County, Washington

Unpaid share will become a lien on your property.

1. Orion M. Fletcher -- Orion D. Fletcher

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____



20451

BOOK 6

PAGE 337

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528.00

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25 AC +-

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207.00

S 89° 18' 55"E
528.00

SURVEY DONE BY

Brad H. Welsh and James J. Kern

8-27-79

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE EDITION

INSTANTLY PRESENT IS AS FOLLOWS:

Jack Lien 11.

OF Lac La Biche, Wyo

AT 2001 Main Street 18, 1980

DALE R. Wicks 6

OF James Kern 336-339

100th & Main Street, County, WASH.

H.P. Tordel

DEPUTY AUDITOR

J. Balback

DEPUTY

REGISTERED	<input checked="" type="checkbox"/>
INDEXED DIR	<input checked="" type="checkbox"/>
INST TO CT	<input type="checkbox"/>
FILED	<input type="checkbox"/>
SEARCHED	<input type="checkbox"/>
MAILED	<input type="checkbox"/>

