

APPENDUM TO EARNEST MONEY RECEIPT AND AGREEMENT

1. Buyer will not
2. Buyer will not
3. Seller will not
4. Seller will not
5. Seller will not
6. Seller will not
7. Seller will not
8. Seller will not
9. Seller will not
10. Seller will not

EARNEST MONEY RECEIPT AND AGREEMENT

1956
 10/100 DOLLARS
 3/8 79

Mr. & Mrs. Cliff & Sharon Taylor (husband & wife)
 3764 SE. Olsson
 Hillsboro, Oregon 97123 (503) 610-3081
 (hereinafter called "Purchaser")
 \$100,000 DOLLARS
 paid to agent as earnest money to part payment of the purchase price of the following real estate in
 Skamania County, Washington
 Parcel 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 Southwest Quarter of Section 30 Township 3 North, Range 1 East, of the Willamette Meridian; M.P.O. 255, Skamania County, Washington

TO HAVE PROPERTY IS THE SUBJECT OF ABOVE SAID DEEDS, BUILDING OR RESTRICTIONS GENERAL TO THE DISTRICT AND BUILDING OR ZONING REGULATIONS AND PROVISIONS THAT MAY BE DEEMED ENCOMBRANCES
 Twenty eight thousand (\$28,000) as down payment, including earnest money above. Five thousand six hundred and no/100 hundred dollars (\$5,600.00) at the interest rate of 12% per annum to be carried on a real estate contract by the seller at the interest rate of 12% per annum. Monthly payments of two hundred twenty-four dollars & 00/100 (\$224.00) per month with the balance of both principal & interest all due payable five (5) years or half of term. Closing date buyer will sign road maintenance agreement at closing. If monthly payments is more than five days late there will be a late charge.

Seller agrees to furnish and deliver to purchaser as soon as practicable a purchase policy of title insurance and seller authorizes agent to apply at once for such policy or report showing conditions of title. 30 days from date of title report. Earnest money shall be refunded if all rights of purchase terminated except that purchaser may waive defects and elect to purchase. But if title is good and purchaser neglects 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 deed with all easements and restrictions of record thereon. Seller agrees to utilize a deed under said property described above.

All irrigation, plumbing, ventilating, cooling and heating fixtures and equipment including stoves and oil tanks, but excluding fire place fixtures, water heaters, stretched electric light and bathroom fixtures, light bulbs, fluorescent lamps, venetian blinds, awnings, well to wall capping, drapes and curtain rods, window and door screens, storm doors and windows, attached linoleum, attached interior entrance, all plants, shrubs and trees and all fixtures not assigned herein are to be left upon the premises as part of the property purchased.

Lights reserved in federal patents or state deeds, building or zoning restrictions general to the district and building or zoning regulations and provisions that may be deemed encumbrances are to be discharged by seller may be paid out of purchase money at date of closing. Taxes for the current year, including interest, mortgage reserves, water and other utilities, remaining liens shall be paid as of date of closing on or before Oct. 1st 1979.

Close in escrow: Yes No If closed in escrow, both 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. Particular: After Oct. 1st 1979. This agreement is subject to the approval of the seller thereof by seller. Purchaser agrees that written notice of acceptance given to agent by seller days from above. Purchaser agrees not to withdraw this offer during said period or to rescind or rescind therefrom. Seller will refund the earnest money upon demand. If seller does not accept this agreement within the above specified period, the agent will refund the earnest money upon demand. Within 10 days after title insurance policy or first closing.

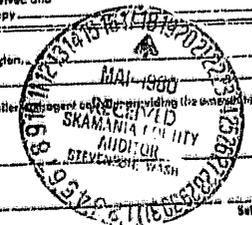
The sale shall be closed in office of the insurance company's report is furnished by seller. There are no verbal or other agreements which modify or affect this agreement. This is of the essence of this agreement.

Delivered 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 requested on 19. Return receipt card received and attached to broker's copy 19.

Washington, 10. The undersigned hereby agrees to pay a commission of N/A to the above agent for services. In the event earnest money is forfeited, it shall be apportioned to seller and agent and the agent does not accept the agreed commission.

Address: _____
 Phone: _____
 Seller (wife): _____

BUYER'S WHETHER YES OR NO
 Address: _____
 Phone: _____
 Seller (wife): _____



ADDENDUM TO EARNEST MONEY PATED SET. 10th 1977 (ADDRESS# 2699) WASHINGTON COUNTY, WASH.

BOOK 6 PAGE 341

- 1. Buyer will provide park approval, on said parcel.
- 2. Buyer will not survey corners at this reduced price. Seller will stake corners.
- 3. Seller will not clear and acre other than what already cleared at this reduced price.
- 4. Seller will not bring water to property at this reduced price. To include ^{gas & elec} water.
- 5. Seller will enter into separate contract with utility for ditch and power, electric tank and drain filed, ~~XXXXXXXXXX~~ and land clearing.
- 6. Insurance for parcel of care left at buyers discretion.
- 7. Seller will enter into a contract with Washington State 1964 Contract Act.

2/7/79
 21/7/79
 [Handwritten signatures and notes]

[Handwritten signatures]
 9/20/79
 9/20/79

UNOFFICIAL COPY

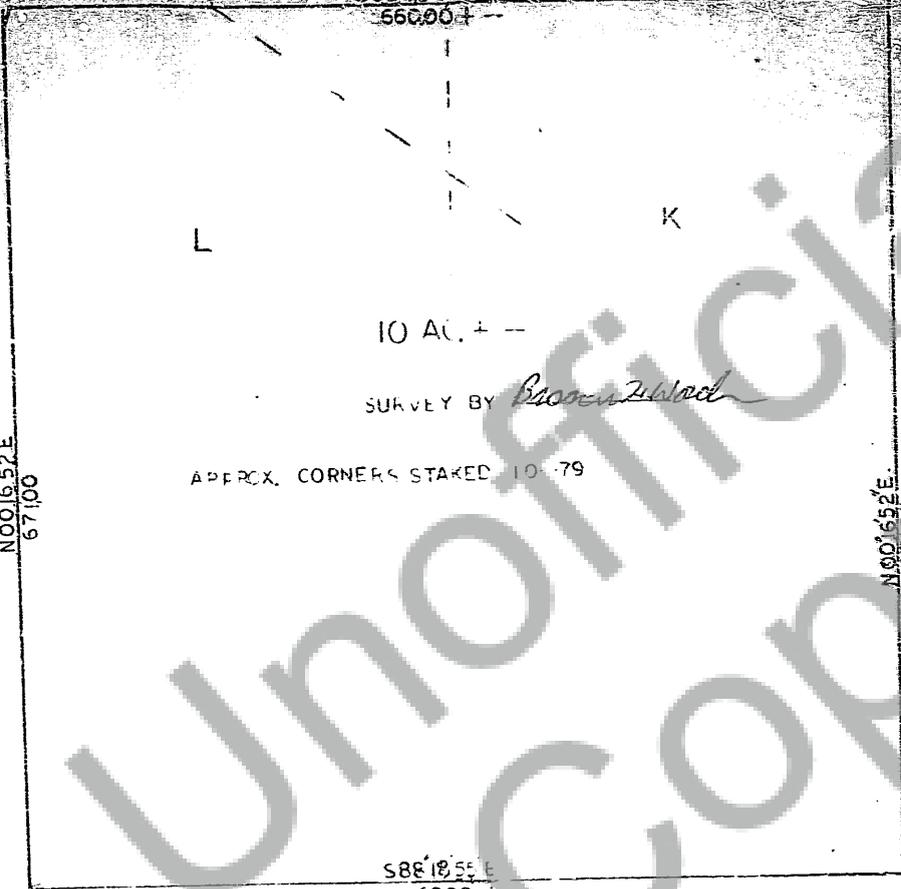
REGISTERED
 RECEIVED BY
 INDEXED
 RECORDED
 COMPARED
 DATED

COUNTY OF WASHINGTON
 I HEREBY CERTIFY THAT THE WITHIN
 INSTRUMENT OF DEED IS FILED BY
 Jack Hennequin
 OF 1234567890, WASH
 AT 2:00 P.M. MAR 18 19 80
 WAS RECORDED IN BOOK 6
 PAGE 341 OF THE
 RECORDS OF WASHINGTON COUNTY, WASH
 M.P. Todd
 COUNTY CLERK OR
 DEPUTY CLERK

BOOK 6 PAGE 342

90452

N00°16'52"E
67.00



S88°18'55"E
560.00'

10 AC. +-

SURVEY BY *Brown & Wood*

APPROX. CORNERS STAKED 10-79

S88°18'55"E
560.00'

N00°16'52"E
67.00

1-100

N

7-699

3-311

and price
to tank

Tech
4/20/79
Diggle
9/20/79

WITNES

BY

BY