Pioneer National Title Insurance Company

WANHINGTON TITLE DIVISION

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this

day of Movember, 1970

between JOHN G. ALLINGER AND DOROTHY E. ALLINGER, busband and wife

bereinstier collect the "seller," and R. & R. ASSOCIATES, INC., a Washington Corporation

birelustier called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller agrees. described real estate, with the appurtenances, in Skamania described real estate, while the appurementary, in Skillian La 2/2 feet east and 101 rods 13 1/2 Beginning at a point 60 rods and 10 2/2 feet east and 101 rods 13 1/2 feet north of the Southwest corner of the Northwest quarter of the Southwest quarter of Syntion 21, Township 3 north, Range 8 E.W.M.; Thence Southwest quarter of Syntion 21, Township 3 north, Range 8 E.W.M.; Southwest quarter of Systion 21, Township 3 north, Range 8 E.W.M.; Thence East 19 rods 14 5/6 feet; thence north 565 feet to the initial point of track being conveyed; Thence north 105 feet; Thence west 328.3; Thence track being conveyed; Thence north 105 feet; Thence west 328.3; Thence south 105 feet; Thence East 328.3 feet to initial point, also known as lots 1 and 2 of Allingers Proposed Addition to Carson, Washington. All in Section 21; Township 3 north, Range 8, E.W.M. 10.2

TWO THOUSAND TWENTY The ternar min conditions of this contract am as follows: The purchase price to) Dollars, of which - (2,025.00 - (\$ 100.00) ONE HUNDRED AND NO/100---been taild, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as folians: The remaining balance of ONE THOUSAND NINE HUNDRED TWUNKE FIVE AND NO/100 (\$1,925.00) Dollars shall be paid upon purchasers obtaining funds from a mortgage of said property which mortgage is presently being processed through Farm Home Administration and purchaser agrees to pursue said mortgage to completion. 1 deferred balances shall to pursue said mortgage to completion. Cost of water installation to be at purchasers expense carry no interest.



All payments to be made hereunder shall be made at Sellers residence or at such other place as the seller may direct in writing.
As referred to in this contract, "date of closing" shall be...on signing

(1) The purchastr assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee betreafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any moriging contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and genewals thereof to the seller.

the seller.

(3) The purchaser agrees that fall inspection of said real estate has been made and that neither the seller nor his assigns shall be held to to any coverant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any coverant or agreement for alteration, improvements or tepairs unless the coverant or agreement reflict on is contained herein or is in writing and attached to and made a part of this contact.

in writing and attached to and made a part of this contract.

(4) The purchaser assumes all baracds of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall thereon, and of the taking of said real estate or public use; the portion of the condemnation award constitute a failure of consideration. In case any purt of said real estate is taken for public use; the portion of the condemnation award to the purchaser constitute a failure of consideration award to the reducibility of resistant price herein unless the saller elects to allow the purchaser to apply all or a portion of such condemnation award to the recognition of such tion of any improvements damaged by such taking, in case of damage or destruction from a peril insured against, the proceeds of such tion of any improvements damaged by such taking, in case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be decoded to the restoration or refulling of such insurance remaining after payment of the reasonable expense of procuring the same shall be paid to the seller for application on the improvements within a reasonable time, onless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

purchase price nercin.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by Painteen Namona. This insurance content, insuring the purchaser to the full amount of standard form, or a commitment therefor, issued by Painteen Namona. This insurance contents price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

a. Printed general exceptions appearing in said policy form;
b. Liens of discumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and

is to be made subject; and

c. Any existing contract or contracts under which seller is purchasing raid real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title, seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

(6) If settory the to said roat (state it said not to an unisting of most or presents in accordance which patter purchastic said real or fair, any marriage of cause opinioning said road in the same cheered, and of the same cheered, and of the same cheered, and are present said least the same cheered, and are present of the same cheered, and are present of the same cheered of the same

(1) The sellet agrees, upon received for ayment of the purchase guide paid failers in the request observe splitfied, to execute and delived to pinching a state tory warranty taken for public up, free of successful the color of successful to the c

(3) Unless it different date is provided for herein, the purchaser well be entitled to purchase to deal of chains and to retain persession to long as purchaser is not in default hereunder. The purchaser coversints to keep the buildings and other in ments on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real state in real state for any allowed purpose. The involvance coverants to pay all service, installation or construction elegant or walks, sewer, electricity, garbane or other mility services turnished to said real estate after the date purchaser is entitled to possession. civilng

servace nurse, so and real estate after the date purchaser is entitled to possession.

(9) In case the purchaser falls to make any paymont herein provided or to maintain instruct, as werein required, the selfer may hisked such payment in effect such insurance, and any amounts so paid by the seller, together with internal at the rate of 10% per annum theaton from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by region of such default.

might have by region of such default.

(10) Those he of the essence of this contract, and it is agreed that in case the psychaster shall fall to comply with or perform stay condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner hereix required, the seller may elect to declare all the purchaster's rights hereunder terminated, and upon he led only a limit provided by the purchaster required hereunder and all improvements placed upon the real estate shall be to felted to the seller as them cated designed, and the soller as the soller as the major and take possession of the real estate; and no waiver by the seller of any default on the part of the perchaster shall be construed as a waiver of any subsequent default.

Service spape purchaser of all demyred, notices or other papers with regrect to forfeiture and termination of purchasters into the major had by United States Malt, postage pre-paid, return receipt requester, directly to the purchaster at his address but known to the seller, in the purchaser spaces to pay a reasonable sum as intorney. See and all conflict any payment or decree entered in such suit.

If the either shall be included in any judgment or decree entered in such suit.

If the either shall being out to procure an addudication of the termination of the nurchaster rights hereunder, and informent is so

IN WE have included in any programs or occrete control in such suit.

With railer shall king suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entired, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expected in connection with such suit, and also this relaxable cost of sarrhing records to determine the condition of title at the date such suit is commenced, which sums shall be traded it is any judgment or decree entered in such suit.

Lif WITNESS WHEREOF, the parties hereto have executed this instrument we ut the date first with STATE OF WASHINGTON, County of Skattania JOHN G. ALLINGER AND DOROTHY E. ALLINGER, On this day personally appeared before me husband, and wate described to and was assented the within and foregoing instrument, and acknowledged that they many to me known to be the individual they therein nientking in the dash officies seal this their free and voluntary act and sted, for the uses and purposes day of November, 1970 3. Elling RIL "Noticy Public in and for the State of Washington, A WASHING TO BE WASHING TRANSACTION EXCISE TAX 1) censouver NOV 3 0 1970 Amount Paids 20 25 Community of Colors Stamenta County Treasure

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