

**REAL ESTATE CONTRACT**

For Unimproved Property

THIS CONTRACT, made this 10th day of December, 1971, between

PETER H. GROVE and AVA E. GROVE,

hereinafter called the "seller" and

husband and wife,

ELMER C. STEPPER and ORLENA L. STEPPER,

hereinafter called the "purchaser,"

husband and wife,

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the

seller the following described real estate with the appurtenances, situate in Skamania County, Washington:

That portion of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$  SE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 16, and of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section 21, in Township 3 North, Range 10 E. W. M., described as follows:

Beginning at the southwest corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the said Section 16; thence north along said subdivision line 55 feet to the center line of County Road No. 3041 designated as the Cook-Underwood Road; thence following the center line of said road north 40° 30' east 200 feet; ~~XXXXXXXXXXXXXXXXXXXX~~ thence south 49° 30' east 84.7 feet; thence south 04° 32' west 814.8 feet to a point in the south line of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the said Section 21; thence west along said south line 129.9 feet to the southwest corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the said Section 21; thence north 660 feet to the point of beginning;

EXCEPT easements and rights of way for County Road No. 3041 designated as the Cook-Underwood Road aforesaid.

On the following terms and conditions: The purchase price is Three Thousand and no/100ths - - - - - (\$ 3,000.00 ) dollars, of which  
Two Hundred and no/100ths - - - - - (\$ 200.000 ) dollars  
has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

The purchasers agree to pay the balance of the purchase price in the sum of Two Thousand Eight Hundred and no/100ths (\$2,800.00) Dollars in monthly installments of Fifty and no/100ths (\$50.00) Dollars, or more, commencing on the 10th day of January, 1972, and on the 10th day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. The said monthly installments shall include interest at the rate of six per-cent (6%) per annum computed upon the monthly balances of the unpaid purchase price, and shall be applied first to interest and then to principal. The purchasers reserve the right at any time they are not in default under the terms and conditions of this contract to pay without penalty any part or all of the unpaid purchase price, plus interest then due.

This contract shall not be assigned without the express written consent of the sellers, and any purported assignment thereof without such consent shall be null and void.

The purchaser may enter into possession December 10, 1971.

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees: to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste; and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

deliver to the purchaser a **warranty** deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a Transamerica Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid **the purchase price in full** insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made hereunder, and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

Peter H. Grove (Seal)  
Ava E. Grove (Seal)  
Charles C. Stepper (Seal)  
Olivia P. Stepper (Seal)



No. **1074**  
**TRANSACTION EXCISE TAX**

DEC 16 1971  
Amount Paid \$30.00  
By Charles C. Stepper  
Skamania County Treasurer  
By Bruce J. Helling

STATE OF WASHINGTON,

County of **Skamania**

On this day personally appeared before me **PETER H. GROVE and AVA E. GROVE, husband and wife,**

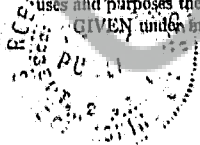
to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

16th day of December, 1971.

Kenneth Salmon

Notary Public in and for the State of Washington,  
residing at Stevenson therein.



74283

# Transamerica Title Insurance Co



A Service of  
Transamerica Corporation

Filed for Record at Request of

Name.....

Address.....

City and State.....

COUNTY OF SKAMANIA	
INSTRUMENT OF RECORD FILED BY	
OF	
AT 2:25 PM DEC 16, 1971	
WAS RECORDED IN BOOK 63	
OF	
RECORDS OF SKAMANIA COUNTY, WASH	
By	
E. Macfarland	