

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 24th day of March, 1972between **INVESTMENT SYNDICATES, INC.**, a Washington corporation,hereinafter called the "seller," and **DENIS LeMOINE, a single man, SHIRLEY R. MENDENHALL, a single woman**, each as to an undivided one-half interest

hereinafter called the "purchaser."

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in **Skamania** County, State of Washington:

All that portion of the South half of the South half of the Northwest quarter of Section 26, Township 4 North, Range 9 East, W.M., lying Westerly of County Road No. 3086 designated as the Oklahoma Road.

No. 1253

TRANSACTION EXCISE TAX

MAR 30 1972

Amount Paid \$19,200.00Orinell Skamania
Skamania County Treasurer

By _____

The terms and conditions of this contract are as follows: The purchase price is **NINETEEN THOUSAND TWO HUNDRED AND NO/100** (\$ 19,200.00) Dollars, of which **TWO THOUSAND FIVE HUNDRED AND NO/100** (\$ 2,500.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

ONE HUNDRED SIXTY FIVE AND NO/100 (\$ 165.00) Dollars, or more at purchaser's option, on or before the 26th day of April, 1972, and **ONE HUNDRED SIXTY FIVE AND NO/100** (\$ 165.00) Dollars, or more at purchaser's option, on or before the 26th day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of 7.5 per cent per annum from the 26th day of March, 1972, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal. All payments to be made hereunder shall be made at 920 Tower Building, Seattle, WA. 98101 or at such other place as the seller may direct in writing.

This contract is to be paid in full within 12 years from date of closing.

Upon request by the Purchaser, Seller covenants and agrees to execute Warranty Deeds in partial fulfillment of this contract for such portion or portions sold upon payment to Seller, its successors or assigns, the following sums, which sums shall be in cash and in addition to the regular payments called for herein, and which shall be applied directly to reduce the principal balance then owing: \$1,200.00 per acre. Purchaser will supply all legal descriptions and bear all costs pertaining thereto. No parcel will be released without providing adequate access for the property remaining under the contract.

As recited in this contract, "date of closing" shall be March 26, 1972

(1) The purchaser covenants and agrees to pay before delinquency all taxes and assessments that may be levied upon or assessed against said real estate, and if by the terms of this contract the purchaser has assumed payment of any mortgage, interest 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 by 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 renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any warranty, respectively the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards 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 constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the consideration award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price hereunder unless the seller elects to allow the purchaser to apply all or a portion of such consideration award to the rebuilding or restoration of any improvements damaged or destroyed. In case of damage or destruction of a part insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 10 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by **Transamerica Title Insurance Company**, insuring the purchaser to the full amount of said purchase 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:

- Partial interest conveyance appearing in said policy form;
- Liens or encumbrances which by the terms of this contract the purchaser is to assume, or to which the conveyance hereunder is to be made subject; and
- Any existing contract or contracts under which seller is purchasing said 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.

(6) 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.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

Easements and rights of way for County Road No. 3086 designated as the Oklahoma Road.

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon 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 reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with, or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payment made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

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.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this 24th day of MARCH, 1972.

Denis Lemoine

Shirley R. Mendenhall

INVESTMENT SYNDICATES, INC.

By *[Signature]* President
By *[Signature]* Secretary

STATE OF WASHINGTON

County of

On this 24th day of March, 1972, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

CAROL KENCAID

and JAMES D. McINNES

to me known to be

President and Secretary, respectively, of

INVESTMENT SYNDICATES, INC.

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal of said corporation is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at *[Address]*

74586

Filed for Record at Request of

Name GUARDIAN ESCROW COMPANY

Address P. O. Box 1776

City and State Tacoma, WA. 98401

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FILING CLERK'S SIGNATURE	
INSTRUMENT NO. 74586	
BY <i>R. J. Lemoine</i>	
BY <i>Shirley R. Mendenhall</i>	
RECORDED	INDEXED
FILED	13
MAR 30 1972	
BY <i>[Signature]</i>	
NOTARY PUBLIC	
E. Mendenhall	