

Pioneer National
Title Insurance Company
WASHINGTON TITLE DIVISION

REAL ESTATE CONTRACT

CORPORATE FORM

THIS CONTRACT, made and entered into this 18th day of April, 1973

between General Holding Corporation, a Washington corporation

hereinafter called the "seller," and Hugh H. Wedekind and Nancy C. Wedekind, husband and wife,

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:

That portion of the NE 1/4 of the SE 1/4 lying north of the Ronnewille Power Lines in Section 25, Township 2 North, Range 5 East W.M.

No. 1904
TRANSACTION EXCISE TAX

MAY 9 1973

Amount Paid: \$600.00

Witnessed by: [Signature]

Skamania County Treasurer

By: [Signature]

The terms and conditions of this contract are as follows: The purchase price is Five Thousand Six Hundred and no/100 (\$5600.00) Dollars, of which Six Hundred and no/100 (\$600.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: Fifty and no/100 (\$50.00) Dollars, or more at purchaser's option, on or before the 18th day of May, 1973, and Fifty and no/100 (\$50.00) Dollars, or more at purchaser's option, on or before the 18th 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 8 per cent per annum from the 18th day of April, 1973, 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 General Holding Corporation, 6108 Hwy. 99, Suite 106 or at such other place as the seller may direct in writing. Vancouver, Wash. 98665

Entire balance due May 13, 1981.

Seller will grant warranty deeds in partial fulfillment of contract to 4 acre parcels of purchaser's choice for each \$1600.00 reduction of contract principal, provided that the unreleased portions thereof have 60' or more of access to the existing power line road.

An referred to as this contract, "date of closing" shall be April 18, 1973.

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

(2) The purchaser agrees that the purchase price is fully paid, to keep the buildings now and hereafter erected on said real estate insured to the actual cash value thereof against loss or damage by, from fire and windstorm in a company acceptable to the seller and for the seller's benefit, as the 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 covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assignee of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement called on is contained herein or is 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 condemnation 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 herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration 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 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 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by Pioneer National 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:

- Printed general exceptions appearing in said policy form;
- Klips or encumbrances which by the terms of this contract the purchaser is to assume, or in 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 is in default of the obligation to make such payments, the purchaser shall, 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 due under this contract.

(7) The seller agrees, upon receipt of payment of the purchase price and interest in the manner above provided, to convey and deliver to purchaser a valid title deed to said real estate, excepting any part thereof previously taken for public use, free of all encumbrances, any that may attach after date of closing through any person other than the seller, and subject to the following:

Easements of record.

(8) Unless a different title 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 same to become a nuisance or to be used for any illegal purposes. 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 suit, 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 paid, 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 covenant 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 payments made by the purchaser hereunder shall be forfeited to the seller as liquidated damages, and the seller shall be entitled to 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.

Serve 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, the parties hereto have executed this instrument as of the date first written above.

Frank J. Medda

Dorothy C. Medda

GENERAL HOLDING CORPORATION

By *[Signature]* President

By *[Signature]* Secretary

STATE OF WASHINGTON.

County of Clark

On this 21 day of April 1973, personally appeared

R. W. Kanna

L. Vande Bruggen

to me known to be the President and Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged 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 affixed is the corporate seal of said corporation.

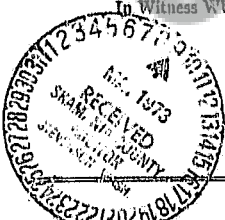
In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

William T. Plonk

Notary Public in and for the State of Washington

residing at *[Address]*

76053



STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY
General Holding Corp.
OF 6100 N. Highway 99, Skamania
AT 2:30 P. M. May 7, 1973
WAS RECORDED IN BOOK 65
OF 166-26 AT PAGE 213
RECORDS OF SKAMANIA COUNTY, WASH.
[Signature]
COUNTY CLERK

REGISTERED	☒
INDEXED: DIR.	☒
INDIRECT	☒
RECORDED	☒
COMPARED	☒
MAILED	☒

Not for Record at Request of
WASHINGTON STATE DEPARTMENT OF REVENUE