



REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 11th day of May, 1973
between Neen Vogt and Lois Vogt, husband and wife,

hereinafter called the "seller," and Roberto Flores and Juanita A. Flores, 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
certain real estate, with the appurtenances, in Skamania County, State of Washington:

That portion of the Southwest Quarter of Section 28, Township 2 North, Range 6 East, W.M., described as follows: BEGINNING at the Southwest corner of said Section 28; thence South 89° 11' 23" East along the South line of said Section 1118.18 feet; thence along the arc of a 122.55 foot radius curve to the left 136.93 feet; thence North 25° 51' 35" East 35.06 feet; thence North 50° 37' 29" East 82.14 feet; thence along the arc of a 208.27 foot radius curve to the right 30.14 feet; thence North 73° 37' 29" West 109.63 feet; thence along the arc of a 156.85 foot radius curve to the right 109.63 feet; thence North 65° 29' 29" West 54.54 feet; thence along the arc of a 604.50 foot radius curve to the left 19.77 feet; thence North 74° 56' 53" West 255.04 feet; thence along the arc of a 283.11 foot radius curve to the right 78.33 feet; thence North 46° 18' 29" West 67.67 feet; thence along the arc of a 283.11 foot radius curve to the right 56.08 feet to the North line of the Southwest Quarter of the Southwest Quarter of said Section 28; thence North 89° 11' 23" East along said North line 422.61 feet to the West line of said Section 28; thence South 2° 00' 00" West along said West line 657.96 feet to the point of BEGINNING.

The terms and conditions of this contract are as follows: The purchase price is Five thousand Five Hundred Thirty and no/100 (\$ 5530.00) Dollars, of which
Eight Hundred Thirty and no/100 (\$ 830.00) Dollars have

been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
Sixty Four and no/100 (\$ 64.00) Dollars,
or more at purchaser's option, on or before the 11th day of June 1973,
and Sixty Four and no/100 (\$ 64.00) Dollars,
or more at purchaser's option, on or before the 11th 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 1/4 per cent per annum from the 11th day of May 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 Corp., 6108 Hwy. 99, Suite 106,
or at such other place as the seller may direct in writing. Vancouver, Washington 98665

No. 1934
TRANSACTION EXCISE TAX

MAY 29 1973

Amount Paid \$ 5530.00
Medrick O'Donnell
Skamania County Treasurer
By Beverly J. Hallings Dep.

As referred to in this contract, "date of closing" shall be May 11, 1973

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien 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 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 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 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 is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards or 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 thereof, 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;
- Lien or encumbrances 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
- 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.

(c) The seller agrees, upon execution and payment of the purchase price and interest to the manner hereinafter specified, to deliver to purchaser a satisfactory warranty deed to said real estate, containing the following covenants, conditions and provisions:

(8) Unless a different date is provided herein, the purchaser shall be entitled to possession of said real estate on the day of closing and to retain possession so long as the 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 purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other 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, on each payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 15% per annum, less any sum 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 of the purchaser's rights hereunder terminated, and upon his doing so, all payments 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 right to 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 contract may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect an unpaid purchase price, hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit. Such amount 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 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 costs 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.

Robert C. Lee	1862
George A. Meade	1863
John S. Mosby	1864
James E. Longstreet	1865

STATE OF WASHINGTON

County of Clark

On this day personally appeared before me Dean Vogt and Lois Vogt

to me known to be the individual so described is and who executed the within and foregoing instrument, and acknowledged that they have 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 15th day of May, 1973

Notary Public in and for the State of Washington

Vancouver

01/14/4
GREENWOOD
11-11-0024
S. 11-11-0024
S. 11-11-0024
S. 11-11-0024

CO. OF WASHINGTON
RECORDED & INDEXED
1951

1. THE COUNTY THAT THIS WITHIN
DISTRICT CITY OF WASHINGTON, D.C. BY
[Signature]
OF DISTRICT OF COLUMBIA
MAY 21 1951
WAS RECORDED IN BOOK 65
PAGE 261
RECORDS OF DISTRICT OF COLUMBIA
MAY 21 1951

W.D. Todd
CITY OF WASHINGTON
S. Blalock

UNITED STATES DEPARTMENT OF JUSTICE
 FEDERAL BUREAU OF INVESTIGATION
 WASHINGTON, D. C. 20535

NO. 1-6001-2017 373 11/20/2017 2017 11/20/2017

of the University of California, San Diego, La Jolla, California 92037

Domestic Violence: 1991-1992



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