

CONTRACT—REAL ESTATE—Post-Settlement Payments (Individual or Corporate) (Truth-In-Lending Seite.)

THIS CONTRACT, Made this 16th day of April, 1973, between  
CHATEAU PROPERTIES, INC., a Washington corporation,  
and FRED M. LEWIS, a married man; J. E. MILLS, JR., a married man;  
SAM E. BROWN, a married man, hereinafter called the seller,  
and hereinafter called the buyer,  
the parties above named, and their respective legal  
representatives and agreements herein contained, the

**WITNESSETH:** That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Skamania County, State of Washington, to wit:

No. 100-10

SEE ATTACHED DESCRIPTIVE ILLUS

JUL - 2 1973

Amount Paid... 343 18

*Red Cross*

Skamania County Treasurer

no personal

It is understood and agreed that the Buyers have no personal liability under this Agreement and that Sellers remedy in event of default is to declare this contract null and void and to recover the unreleased portion of the property and retention of the payments previously made.

released portion previously made.

1c. the sum of Thirty-four Thousand Three Hundred Eighteen Dollars (\$4,318.00 . . .)  
(hereinafter called the purchase price) on account of which Seven Thousand Three Hundred  
Eighteen and no/100 Dollars (\$ 7,318.00 . . .) is paid on the execution hereof (the receipt of which is  
hereby acknowledged by the seller), and the remainder to be paid to the order of the seller at the times and in  
amounts, as follows, to-wit:

payable semi-annually

3 years interest only payments; then 15 years of annual payments, each payment to be 1/15th of original balance owed together with interest at 7% per annum; with deed releases upon separate payment at \$25.00 per front foot measured along the Washougal River with a minimum of 100 feet each release; buyer shall prepare and present deeds for all deed releases.

The buyer warrants to and covenants with the seller that the real property described in this contract is  
\*(A) primarily for buyer's personal, family, household or agricultural purposes,  
(B) for an organization or (even if buyer is a natural person) for business or commercial purposes other than agricultural purposes.  
All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 7% per cent. per annum from close of escrow, until paid, interest to be paid see above. In addition there shall be paid to the seller a sum equal to one-half of one percent of the purchase price, plus taxes and insurance including the minimum regular payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of the date of closing.

All of said purchase price may be paid at any time or in installments, and interest to be paid on the unpaid balance at the rate of six per cent, per annum from the close of escrow, until paid, interest to be paid on the minimum regular payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of the date of this contract.

The buyer further agrees that under no circumstances shall any waiver by said seller of any provision of this contract be construed as a waiver of any such provision, or as a waiver of the provision itself.

In case full or partial action is instituted to enforce this contract or to enforce any of the provisions hereof, the buyer agrees to pay such sum as the attorney's fees in solid suit or action and if an appeal is taken from any judgment or decree of any court in such action, the buyer agrees to pay the attorney's fees in such appeal.

In case of a trial, reasonable attorney's fees to be paid by the buyer in the amount of \$100 per hour, plus expenses, shall be paid by the buyer to the attorney representing the seller in the trial court; the buyer further promises to pay such sum as the appellate court may award.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; it either of the undersigned and its corporate seal affixed hereto

In witness whereof, said parties have caused this instrument to be signed and its corporate seal affixed hereto  
designed it a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto  
by its officers duly authorized thereto by order of its board of directors.