

**Pioneer National  
Title Insurance Company**

WASHINGTON TITLE DIVISION

**REAL ESTATE CONTRACT**

THIS CONTRACT, made and entered into this 7th day of August, 1973

between William H Ward and Mary Wise Ward, his wife

hereinafter called the "seller," and William R. Peters and Nelwyn K Peters, his 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:

A portion of the West half of the SW $\frac{1}{4}$  of Sec. 5, Twp 1 N, Range 5 E.W.M. described as follows: BEGINNING at the Southwest corner of said Southwest Quarter; thence North 00°46'52" East along the West line of said Southwest Quarter 834.82 feet; thence South 89°13'08" East 660 feet, thence North 00°46'52" East 244.79 feet; thence South 89°13'08" East 330 feet to the TRUE POINT OF BEGINNING. Thence South 00°46'52" West parallel with the West line of said Southwest Quarter 612.83 feet to the North right-of-way of the Belle Center Road; thence following said right-of-way line, along an arc of a 348.3 foot radius curve to the right, (the incoming tangent of which is South 89°45'52" East) for an arc distance of 209.91 feet; thence South 49°49'40" East, 155 feet more or less to the East line of the said West half of the SW $\frac{1}{4}$ ; thence Northerly along said East line 810 feet, more or less to a point S89°13'08" East of the true point of beginning; thence North 89°13'08" West, 330 feet more or less to the true point of beginning. Containing 5 acres, more or less.

SUBJECT TO A 30 foot easement along the East line of the above described 5 acre parcel.

The terms and conditions of this contract are as follows: The purchase price is Seven thousand five hundred Dollars (\$ 7,500. ) Dollars, of which Five hundred Dollars (\$ 500.00 ) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

Sixty Dollars (\$ 60.00 ) Dollars, or more at purchaser's option, on or before the 15th day of August, 1973, 19

and Sixty Dollars (\$ 60.00 ) Dollars, or more at purchaser's option, on or before the 15th 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 eight (8) per cent per annum from the 15th day of August, 1973, 19

which interest shall be deducted from each subsequent payment and the balance of each payment applied in reduction of principal. All payments to be made hereunder shall be made in the office of W.H. Ward, #615 NE 22nd St. Camas, Wash or at such other place as the seller may direct in writing.

Title Insurance to be furnished at time property is paid for in full.

AND Taxes to be pro-rated as of Aug 15, 1973, and purchaser shall pay in addition to regular monthly payments, 1/12th of annual 23 Taxes.

No. 2081  
TRANSACTION EXCISE TAX

AUG 14 1973

Amount Paid \$

By Skamania County Treasurer

By

In this contract, "date of closing" shall be Aug 15, 1973

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as 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 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 receive all or a portion of the same. In case of damage or destruction from a fire insured against, the proceeds of such insurance remaining after payment of the reasonable expenses 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, to the purchaser a 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;
- 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.

(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:

(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 furnished to said real estate after the date purchaser is entitled to possession.

(6) 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.

[illegible]

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 sum 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.

William H. Ward (SEAL)  
Mary Wase Ward (SEAL)  
+ William H. Peters (SEAL)  
- William H. Peters (SEAL)

STATE OF WASHINGTON,

County of

On this day personally appeared before me \_\_\_\_\_  
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they  
~~therein~~ 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

Notary Public in and for the State of Washington,

residing at Camp

76483.

1 HAVE RECEIVED FROM THE  
 COUNTY OF SHERMAN  
 I HEREBY CERTIFY THAT THE WITHIN  
 INSTRUMENT OF WRITING, FILED BY  
 (Signature)  
 OF 400 N. 14th Avenue, St. Paul,  
 AT 8:30 P. M. THIS 10TH DAY OF  
 MAY 1900.  
 WAS RECORDED IN BOOK  
 OF 2000 AT PAGE 58-7.  
 RECORDS OF SHERMAN COUNTY, WYO.  
 COUNTY AUDITOR  
 J. J. LITTLE  
 OFFICE

**Pioneer National Title Insurance Company**  
WA-INGTON DIVISION  
Filed for Record at Request of \_\_\_\_\_  
**INDEXED, FILED**

MAILED
COMPARSED
RECORDED
INDIRECT