

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 15th day of November, 1973 between MINERVA FELDMAN, as Guardian of Glen Nicholson, Watcom County Guardianship No. 24020, hereinafter called the "seller," and HENRI S. STORNS and ERM E. STORNS, 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:

lots 31 and 32, Block 4, "Town of Stevenson", according to the official plat thereof and filed for record at page 11, Book A of plats, records of Skamania County, Washington.

The terms and conditions of this contract are as follows: The purchase price is **FIVE THOUSAND AND NO/100** and each of the two cash payments shall be paid in full on or before the date of the first cash payment, to wit: **(\$ 5,000.00) Dollars, of which ONE THOUSAND AND NO/100** and each of the two cash payments shall be paid in full on or before the date of the first cash payment, to wit: **(\$1,000.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:**

payable at the rate of \$79.21 monthly including interest on the declining balance at 7%. Monthly payments to commence December 15, 1973 and on the 15th day of each month thereafter. All payments shall be made at the offices of :

Asmundson, Rhea & Atwood
Suite 5, 805 Dupont Street
Bellingham, Washington 98225



No. **2267**
TRANSACTION EXCISE TAX

DEC 17 1973

Amount Paid \$50.00
 By *James M. [Signature]*
 Skamania County Treasurer

All payments to be made hereunder shall be made at
or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be November 15, 1973

(g) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be between grantor and grantee, and if the purchaser becomes a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, deed of trust, 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 against fire and windstorm loss, to cause the same to be insured 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 the covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or his assigns 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 of 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 the improvements on the real estate. In the event of damage or destruction from a public use of the real estate or of such insurance remaining after payment of the reasonable expenses of rebuilding or restoration, the proceeds of such insurance shall be applied to the rebuilding or restoration of such improvements within a reasonable time. In the event the 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 and a commitment therefor, issued by Security Title Insurance Company of Washington, 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 at the time of closing and containing no exceptions other than the following:

4. Parties general exceptions appearing in said policy form;

5. Liens 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

6. Any existing contracts or contracts under which seller is purchasing said real estate, and on 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 inlets 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, deed of trust 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 now falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner herein specified, to execute and deliver to purchaser a satisfactory warranty deed to said real estate, excepting any part thereof taken for public use, free of encumbrances except any that may attach after date of closing through any person subsequent to 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 maintenance 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 at 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 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 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 of 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 of 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.

MINERVA FELDMANN, as Guardian of Children of James F. Feldmann (SEAL)
Nicholson, Whatcom County Guardianship No. 24820

Henry D. Stephens (SEAL)
Henry D. Stephens (SEAL)

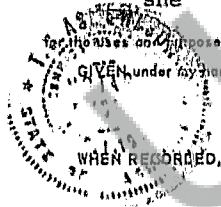
STATE OF WASHINGTON,
County of WHATCOM

On this day personally appeared before me MINERVA FELDMANN

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

19 day of November, 1973



WHEN RECORDED, RETURN TO

Henry D. Stephens
residing at Bellingham

76949



SECURITY TITLE INSURANCE COMPANY
OF WASHINGTON
1100 SECOND AVENUE - SEATTLE, WASHINGTON

Filed for Record at Request of

REGISTERED	<u>11</u>
INDEXED	<u>11</u>
INDIRECT	<u>11</u>
RECORDED	<u>11</u>
COMPANY	<u>11</u>
MAILED	<u>11</u>

NAME _____
ADDRESS _____
CITY AND STATE _____

THIS SPACE RESERVED FOR RECORDER'S USE
STATE OF WASHINGTON FOR
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY <u>Henry D. Stephens</u> ON <u>11</u> NOVEMBER 1973 AT <u>Bellingham</u> WAS RECORDED IN BOOK <u>65</u> PAGE <u>967</u> OF THE PUBLIC RECORDS OF SKAMANIA COUNTY, WASHINGTON.
