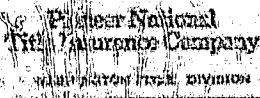


76970

BOOK 45 PAGE 77



REAL ESTATE CONTRACT

This CONTRACT, made and entered into this 15th day of December, 1973

between JARRETT O. GROVE and HELEN J. GROVE, HUSBAND AND WIFE

hereinafter called the "seller," and DONALD T. ESSEX and BARBARA J. ESSEX
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:

A tract of land located in the Southeast Quarter of the Southwest quarter of Section 20, Township 3 north, Range 10 east, W. M., described as follows:

Beginning at a point on the quarter section line 880 feet north from the quarter corner on the south line of said Section 20; thence west 495 feet; thence north parallel to said quarter section line to intersect with the center line of the county road known and designated as the Collins-Knapp Road; thence in a southeasterly direction following the center line of said road to intersection with the said quarter section line; thence south to the point of beginning; EXCEPT the east 20 rods thereof.

The terms and conditions of this contract are as follows: The purchase price is Two Thousand Two hundred Forty and No/100 (\$ 2,240.00) Dollars, of which Five hundred and No/100 (\$ 500.00) 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 there at purchaser's option, on or before the 5th day of February (\$ 50.00) Dollars,

and Fifty and No/100 (\$ 50.00) Dollars,

or more at purchaser's option, on or before the 5th 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 21st day of December, 19 73

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 White Salmon Branch, National Bank of Commerce

or at such other place as the seller may direct in writing.

No. 2274
TRANSACTION ENCISE TAX

DEC 26 1973

Amount Paid 222.45
Charles J. O'Connell
Skamania County Treasurer

By _____

As referred to in this contract, "date of closing" shall be December 21, 1973

(1) The purchaser agrees and agrees to pay before delinquency all taxes and assessments that may be 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 of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the falling of said real estate or any part thereof for public use; and agrees that no such damage, destruction or falling shall constitute a failure of consideration. In fact 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 thereon issued by Fidelity 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:

a. Partial general exceptions appearing in said policy form;

b. 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

c. Any existing contract or contract 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.

know its position on, type of measurement except any that may affect the rate of change of σ_{eff} . The present value of σ_{eff} will not act on in the following:

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date and written above.

THEORY OF SLEEP

Page 471

For the first time, researchers have shown that the

(1) was known to be the individual described in and who executed the within and foregoing instrument, and the said THEY signed the same as THEIR free and voluntary act and deed, for the use and purpose therein mentioned.

6. The following information is available for the year ended 31/12/2014:

DECEMBER

Figure 1. The effect of the concentration of the solution on the adsorption of the dye.

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MAILED

STATE OF WASHINGTON
COUNTY OF TARRANT

Know all men by these presents, that the within and above named Robert J. Salas of the County of Tarrant, State of Washington, do hereby certify that the within and above named Robert J. Salas is the owner of the within and above described premises, and that he is the owner of the same.

Witness my hand and seal of office this 10th day of April, 1910 at Fort Worth, Texas.

Robert J. Salas
County Clerk

Notary Public for the State of Washington

My commission expires this 10th day of April, 1910.

Pioneer National
Title Insurance Company

WASHINGTON TITLE DIVISION

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 15th day of December, 1973
between MARTIN O. GROVE and ETHEL J. GROVE, HUSBAND AND WIFE

hereinafter called the "seller," and DONALD I. ESSEX and BARBARA J. ESSEX
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:

A tract of land located in the Southeast Quarter of the Southwest
quarter of Section 20, Township 3 north, Range 10 east, W. M.
described as follows:

Beginning at a point on the quarter section line 880 feet north from
the quarter corner on the south line of said Section 20; thence west
495 feet; thence north parallel to said quarter section line to inter-
section with the center line of the county road known and designated
as the Collins-Knapp Road; thence in a southeasterly direction follow-
ing the center line of said road to intersection with the said quarter
section line; thence south to the point of beginning;
EXCEPT the east 20 rods thereof.

The terms and conditions of this contract are as follows: The purchase price is Two Thousand Two Hundred
Forty and No/100 (\$ 2,240.00) Dollars, of which
Five hundred and No/100 (\$ 500.00) 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 5th day of February, 1974,

and Fifty and No/100 (\$ 50.00) Dollars,
or more at purchaser's option, on or before the 5th 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 21st day of December, 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 White Salmon Branch, National Bank of Commerce
or at such other place as the seller may direct in writing.

No. 2274
TRANSACTION EXCISE TAX

DEC 26 1973

Amount Paid \$2.45
Michael O. Grove
Skamania County Treasurer

By _____

As referred to in this contract, "date of closing" shall be December 21, 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 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
remains after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase
price until the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restora-
tion 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 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.

(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 thereon, issued by Pioneer National Title Insurance Company, limiting 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 liens/charges 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 mortgages or other obligations which
seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed direct or indirect title.

(f) The user agrees, upon receiving and payment of the purchase price and subject to the delivery of a signed copy of the user's letter to purchase a statutory warranty, and to mail and deliver, including any and all items, the user to the public use, free of encumbrance, except any then in effect after date of delivery through any person other than the user, the following:

(3) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on or prior to the date of the closing of the sale, and to retain possession so long as purchaser is not in default hereunder. The purchaser agrees to keep the premises in good repair and to maintain the same in good condition, and to pay all taxes, assessments, and other charges on said real estate in good repair and not to permit waste and not to use, or permit the use of, the premises for any purpose other than that for which the premises are intended. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, gas, and other utilities furnished to said real estate after the date purchaser acquires its possession.

(7) In case the purchaser fails to make any payment hereunder provided, or to maintain possession as herein provided, the seller reserves the right to sell the goods and any proceeds or value by the seller, together with interest at the rate of 12% per annum, from date of payment until repaid, and all repayable by purchaser on seller's demand, or without prejudice to the seller's right to sue on the contract here by reason of such default.

[illegible]

Service upon purchaser of all demands, notices or other papers with regard to furniture and fixtures made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at the address shown on the invoice.

(11) Upon seller's election to bring suit to enforce any provision of this contract, in the event the purchaser agrees to pay a reasonable sum to attorney's fees and all costs and expenses to be incurred by any defendant or decree entered in such suit.

if the seller shall bring suit to procure an adjudication of the termination of the purchase, the buyer shall be entitled to recover the purchase price less all costs and expenses incurred by the buyer in the purchase, and the reasonable cost of searching records to determine the existence of this or any such search will 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.

STATE OF WASHINGTON.

County of Alameda

On the day recently announced, the

in me known to be the individual who shot in and who executed the witness and foregoing in the past, said person or persons
THEY served the same as THEIR free and voluntary act and deed, the fact of person
therein mentioned.

Given under my hand and official seal this

15th Dec 1964

... ..



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REGISTERED
INDEXED OR
INDEXED
RECORDED
SERIALIZED
FILED

[illegible]