

77293

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 1st day of April, 1974, between
 MEL E. STEWART and VERNA M. STEWART,
 husband and wife, hereinafter called the "seller" and
 GREGORY H. DUNHAM and LINDA DUNHAM,
 husband and wife, hereinafter called the "purchaser,"

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the
 seller the following described real estate with the appurtenances, situated in Skamania County,
 Washington:

Lots 5 and 6 of MAPLE HILL TRACTS NO. 3 according to the official plat
 thereof on file and of record at page 144 of Book A of Plats, Records
 of Skamania County, Washington.

SUBJECT TO easement for a 4 inch water main over and across
 the said Lot 6.

Free of incumbrances, except: Restrictive covenants as set forth in agreement dated
 May 1, 1969, and recorded May 7, 1969, at page 389 of Book 60 of Deeds, under
 Auditor's File No. 70998, Recurs of Skamania County, Washington, relating to
 building limitations, restrictions on the use of the premises, and the keeping
 of animals; and

SUBJECT TO the further condition that said real property shall be entitled to
 water service for one dwelling house only from the Maple Hill Water Company.

On the following terms and conditions: The purchase price is FOUR THOUSAND and NO/100THS -
 - - - - - (\$ 4,000.00) dollars, of which
 ONE THOUSAND and NO/100 - - - - - (\$ 1,000.00) dollars
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said
 purchase price as follows:

The purchasers agree to pay the balance of the purchase price in the sum of
 Three Thousand and no/100ths (\$3,000.00) Dollars in monthly installments of
 fifty and no/100ths (\$50.00) Dollars, or more, commencing on the 15th day
 of May, 1974, and on the 15th day of each and every month thereafter until
 the full amount of the purchase price together with interest shall have
 been paid. The said monthly installments shall include interest at the
 rate of six per-cent (6%) per annum computed upon the monthly balances of
 the unpaid purchase price, and shall be applied first to interest and then
 to principal. The purchasers reserve the right at any time they are not
 in default under the terms and conditions of this contract to pay without
 penalty any part or all of the unpaid purchase price, plus interest then
 due.

The purchaser may enter into possession April 1, 1974.

The property has been carefully inspected by the purchaser, and no agreements or representations per-
 taining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees: to pay before delinquency all taxes and assessments assumed by him, if any, and
 any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste;
 and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any
 such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the
 purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without
 prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that
 any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason
 thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be
 required to expend in procuring such moneys.

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.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

deliver to the purchaser a warranty which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a Transamerica Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid the purchase price in full insuring the title to said property with liability the same as the above purchase price free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made hereunder, and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

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.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

Mel E Stewart (Seal)
Verna M. Stewart (Seal)
Gregory W. Dumbrow (Seal)
Lois Dumbrow (Seal)



No. 2434
 TRANSACTION EXCISE TAX

APR 4 1974
 Amount Paid \$40.00
 Skamania County Treasurer
 By Shirley S. Hall

STATE OF WASHINGTON,
 County of Skamania } ss.

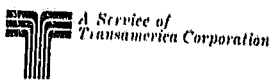
On this day personally appeared before me MEL E. STEWART and VERNA M. STEWART, husband and wife, to me known to be the individual s described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28th day of March, 1974.

Robert J. Salomon
 Notary Public in and for the State of Washington,
 residing at Stevenson therein.

77292

Transamerica Title Insurance Co



Filed for Record at Request of

Name.....
 Address.....
 City and State.....

REGISTERED	<u>5</u>
INDEXED - DIR	<u>5</u>
INDIRECT	<u>5</u>
RECORDED	<u>5</u>
COMPARED	<u>5</u>
MAILED	<u>5</u>

EXTRAPAGE WASHINGTON RECORDER'S USE
 COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING, FILED BY Shirley S. Hall OF Stevenson, Wa AT 2:45 P.M. Apr 4, 1974 WAS RECORDED IN BOOK 66 OF Need AT PAGE 412 RECORDS OF SKAMANIA COUNTY, WASH.

Shirley S. Hall
 COUNTY AUDITOR