

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 3rd day of May 1974,

Between G. Campbell Dowd and Muriel W. Dowd, husband and wife,

hereinafter called the "Seller"; and Richard S. Grimes and Helen M. Grimes, husband and wife; Richard C. Grimes and Carol J. Grimes, husband and wife, and Dale L. Grimes, a single man;

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, to wit: Stranach County, State of Washington

That part of the Southwest (SW) of Section 17, Township 1 North, Range 5 E.W.M., more particularly described as follows:

Beginning at the northwest corner of the said Section 17; thence east 2,651.6 feet to the quarter corner on the north line of the said Section 17; thence north 1,154 feet along the quarter section line running north and south through the center of the said Section 17; thence west 1,175 feet to the west line of the northeast quarter of the Southwest Quarter (SW 1/4 NW 1/4) of the said Section 17; thence south 170 feet; thence west 930 feet; thence southwesterly 429 feet to a point on public road 1,174 feet North of the point of beginning; thence south 1,254 feet to the point of beginning.

EXCEPT the following described tract: Beginning at a point 20 rods east of the southwest corner of said Section 17; thence north 10 rods; thence east 6 rods; thence south 10 rods; thence west to the point of beginning; AND EXCEPT that portion of the Southwest Quarter (SW 1/4) of the said Section 17 lying southerly of State road 14 as presently located and established. SUBJECT to easements of record against above described property.

The terms and conditions of this contract are as follows: The purchase price is Sixty-eight Thousand and 00/100 (\$68,000.00) Dollars, of which Fifteen thousand and 00/100 (\$15,000.00) Dollars have

been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: The sum of One Thousand and 00/100 (\$1,000.00) Dollars, or more at purchasers option, on or before July 15th, 1974, and One Thousand and 00/100 (\$1,000.00) Dollars, or more at purchasers option on or before the 15th day of each succeeding calendar month until July 15th, 1976, at which time said monthly payment shall be reduced to Four Hundred and 00/100 (\$400.00) Dollars, or more at purchasers option, until July 15th, 1984, when 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 seven (7%) per cent per annum from the 15th day of June 1974, which interest shall be deducted from each instalment payment and the balance of each payment applied in reduction of principal.

All payments to be made hereunder shall be made at S. S. Dr. G. Campbell Dowd, 11523 S...
EVER, VICTORIA, VICTORIA, CANADA.

As referred to in this contract, "date of closing" shall be June 15th, 1974.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee, 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 or hereafter placed on said real estate, the purchaser agrees to pay the same when delinquent.

(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, or his interest may appear, and to pay all premiums thereon 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 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 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 thereto, issued by AMERICAN 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. Printed 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 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.

...and I will do the same thing again at 2nd. We are still in process now, but we have had a few good weeks of practice and I think we are starting to get some momentum. As far as my goals go, I have a lot of progress to make both with the band and with myself. I am still learning how to play the drums better and I am still trying to improve my technique. I am also trying to learn more about the music industry and how to get involved in it.

Good 'n' bad things, says a Duke University study, may last only a week after days of dancing them in our personal dreams.

10. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fig. 10)

10. The following table shows the number of hours worked by 1000 workers in a certain industry.

1974 COINAGE ACT

At closing, if no earnest money is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing, subject to the rights of the purchaser to rescind hereunder. The purchaser covenants to keep the building and other structures in good repair and not to permit waste and not to let or permit the use of the real estate for any illegal purpose. The purchaser shall pay all lawyer, notary, titleholder or construction charges for water, sewer, electricity, gas, etc., or other services connected with the property.

(b) In case the party fails to make any payment herein provided or to remit Lawrence, at home - required, the party may make such payment as effect his/her/its business, and any amount so paid by the aforesaid, together with interest at the rate of 10% per annum from date of payment until paid, shall be responsible for payment to his/her/its account, all interest, principal - may affect the same base for payment of such debts.

(1) That in all the events of this contract, and it is agreed that in case the purchase shall fail to complete, or if any accident, or circumstances, prevent it from being so performed, the vendor, provided that at the time and in the manner herein specified, he may elect to perform all his obligations under this instrument, and upon his doing so, all expenses made by him in so doing, shall be paid by the purchaser.

See instructions on page 1 for procedures to follow if you have questions about your purchase.

10. The action which follows will be presented as an application of the defendant's right "to trial by jury." Judgment is to be rendered, the plaintiff is to pay a reasonable sum as damages, but all costs and expenses in connection with such suit, and the expenses of the attorney engaged to prosecute the complaint, will be paid by the defendant. In case of the death of the plaintiff, his wife is to receive a sum equal to such sum.

The results of the study are discussed and recommendations have been made for further research.

John Campbell

THE GENEVA PLAN

STATE OF WASHINGTON

卷之三

John D. and Barbara Campbell appeared before me on 4. Campbell told me and I informed him that the virus to me known to be the individuals described in the affidavit were 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.

Digitized by srujanika@gmail.com

James C. Ryland

NOTARY PUBLIC AND FOR THE
STATE OF WISCONSIN, FORTIN
W. G. WATKINS.

Transamerica Life Insurance Co.



1. Summary of Investigating Corporation

Filed and Recorded at Request of

卷之三

卷之三

City and State

REGISTERED
PRINTED - 1910
TREASURER
RECORDED
COMPARED
MAILED

STATE OF IOWA, COUNTY OF LAMAR,
COUNTY OF LAMAR,
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY
Robert J. Johnson
Attala, Iowa,
AT 10:00 A. M. June 17, 1956
WAS RECEIVED IN BOOK 64
or Deed AT PAGE 65
MAGISTER OF IOWA COUNTY, IOWA

H. R. Ford
COUNTY CLERK
Patrick