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BOOK 69 PAGE 475

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 18th day of August, 1975

between DOWNSIDE HOT SPRINGS, INC. an Idaho Corporation

hereinafter called the "seller," and DAVID C. HUNT and MARGARET E. HUNT, 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

Idaho

County, State of Washington:

A tract of land located in the Northwest Quarter of the Southeast Quarter (S.E. 1/4) of Section 25, Township 2 North, Range 7 E. M. more particularly described as follows: Beginning at the Southwest corner of Section 25; thence North 67°47'32" West along the South line of said Section 25, 1,543.12 feet to the Eastern right of way line of County Road No. 200, designated as the Bonanza Creek Road as constructed in 1970; thence North 17°27'42" West along said right of way line 377.44 feet; thence North 21°32'34" West 167.48 feet; thence North 24°37'34" West 174.10 feet; thence North 35°28'34" West 268.16 feet; thence North 46°10'42" West 133.77 feet to point of beginning; thence North 40°14'12" East 246.75 feet; thence South 67°47'34" East 317.07 feet; thence South 64°20'04" West 141.22 feet; thence South 72°31'13" West 420.12 feet to the Eastern right of way line of said Bonanza Creek Road; thence Northerly along the said Eastern right of way line 13.1 feet to point of beginning. EXCEPT that portion thereof which lies within the 400 foot right of way acquired by the United States of America for the Bonneville Power Administration No. 1 and No. 2 Bonneville-Grouse transmission lines.

The terms and conditions of this contract are as follows: The purchase price is

(\$ 27,700.00) Dollars, of which

(\$ 3,000.00) Dollars have

THREE THOUSAND and NO/100

been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

TWO THOUSAND TEN and NO/100

(\$ 2,000.00) Dollars,

or more at purchaser's option, on or before the 1st day of September, 1975, and

(\$ 10,000.00) Dollars,

or more at purchaser's option, on or before the 1st 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 12% per cent per annum from the 1st day of September, 1975,

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 P. O. Box 684, Logan, Utah 84321

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

No. 3499
TRANSACTION EXCISE TAX

AUG 29 1975

Amount Paid 27000.00

By Skamania County Treasurer

By

As referred to in this contract, "date of closing" shall be August 27th, 1975

(1) The purchaser assumes and agrees to pay before closing all taxes and assessments that may be against grantor and grantee hereafter to apply 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 closing.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured by the actual cash value thereof against loss or damage by both fire and wind-storm 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 in any way responsible for the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any account or agreement or alterations, improvements or repairs, unless the record or agreement filed on is contained herein or is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all liability 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 he, she, his, her, assigns, devisees 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 constituting a failure of consideration, to 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 all 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 therefor, issued by Transamerica 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 to; 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 agrees 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 the payments necessary to remove the default, and any payments so made shall be applied to the payments then 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 ~~hereby~~ 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:

Restrictions and Easements of record.

(8) Unless a different date is provided 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 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 on 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

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment requested hereunder, the purchaser agrees to pay a reasonable sum as 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 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, said corporation has caused this instrument to be executed by its proper officers
this 15th day of May 1964

Paul G. Hunt
Purchaser-husband

Purchaser-wife
Marion A. ...

By [Signature] President

STATE OF WASHINGTON)
County of Clark) ss

On this day personally appeared before me Paul G. Hunt and Margaret I. Hunt, to me known to be the individuals described in and who executed the within and foregoing instruments, 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 25th day of August, 1975.

Notary Public in and for the State of
Washington, residing at Vancouver,
therein:

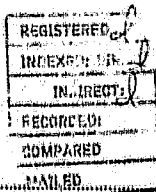
Transamerica Title Insurance Co



A Service of Transamerica Corporation

Filed for Record at Request of

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



THIS IS TO BE RESERVED FOR RECORDER'S USE.
COUNTY OF SNAKE.

I HEREBY CERTIFY THAT THE ABOVE
INSTRUMENT OF WRITING, FILED IN
BOOK 10 OF Deeds
AT 10:00 A.M. Aug 29 19 2007
WAS RECORDED IN BOOK 69
OF Deeds AT PAGE 475
TOWNSHIP OF SNAKE COUNTY, WASH.
S. H. [Signature]
COUNTY AUDITOR