

Pioneer National  
Title Insurance Company  
WASHINGTON TITLE DIVISION

## REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 29th day of August, 1975

between Robert F. Dindier and Jeanette B. Dindier, husband & wife

hereinafter called the "seller," and Ambrose G. Rust & Virginia V. Rust\*, husband & 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:

## PARCEL #2 of SKAMIA PLAT #2 described as follows:

All that portion of the North Half of the Southeast Quarter of the South-West Quarter (SW 1/4 SW 1/4) of Section 36, Township 2 North, Range 5 E. S. W., lying west of the centerline of County Road No. 1214, extending east of the highway road, EXCEPT the north 400 feet thereof.

Subject to easements, restrictions, & reservations of record.

The terms and conditions of this contract are as follows: The purchase price is \$11,500.00, or One thousand one hundred and fifty dollars, of which \$6,000.00, or Sixty thousand dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

(1) At the time of closing, on or before the 1st day of October, 1975, \$6,000.00, or Sixty thousand dollars.

(2) At the time of closing, on or before the 1st day of each succeeding calendar month until the balance of said purchase price shall have been 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 October, 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 Box 90, Washougal, Washington, or at such other place as the seller may direct in writing.

Any payment made more than 10 days late will result in a late fee of 10%.

3503

No. \_\_\_\_\_  
TRANSACTION EXCISE TAX

AUG 29 1975

Amount Paid 11500.00  
By Skamania County Treasurer

As is agreed in this contract, "date of closing" shall be 1st 1975.

(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 hereon 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 fire and windstorms in a company acceptable to the seller and for the seller's account, 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 assignee 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 hazard 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 cause of cancellation. In case any part of said real estate is taken for public use, the portion of the compensation 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 hereto 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 reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless reasonable expense elects that said proceeds shall be paid to the seller for application on the purchase price to said.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of 100% insurance in standard form, or a commitment therefor, issued by PIONEER NATIONAL TITLE INSURANCE COMPANY, insuring the purchaser to 100% full amount of 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.

(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 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.

(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 hereafter 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:

#### No Exceptions

(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 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 15% 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 may 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 its 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 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.

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

*Robert J. Oliver*

(SEAL)

*Jessie Estelle D'Addier*

(SEAL)

*X - Jessie Estelle D'Addier*

(SEAL)

*X - Jessie Estelle D'Addier*

(SEAL)

STATE OF WASHINGTON,

County of Clallam.

On this day personally appeared before me Robert J. Oliver and Jessie Estelle D'Addier, both

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 29th day of January,

*Warren A. Sawyer*

Notary Public in and for the State of Washington.

residing at... Victoria, Washington

RECORDED	INDEXED	SERIALIZED	FILED
RECORDED DIR.	INDEXED DIR.	SERIALIZED DIR.	FILED DIR.
OCT 23 1975		NOV 2 1975	
RECORDED IN BOOK 69		AT PAGE 482	
OCT 23 1975		NOV 2 1975	
RECORDED IN BOOK 69		AT PAGE 482	
OCT 23 1975		NOV 2 1975	
RECORDED IN BOOK 69		AT PAGE 482	
OCT 23 1975		NOV 2 1975	
NOTARIAL INSTRUMENT OF WRITING, FILED BY			
I HEREBY CERTIFY THAT THIS WILL			
NAME OF NOTARY PUBLIC TO DIRECTORS USE			
COUNTY OF CLALLAM, WASHINGTON			
WASHINGTON TITLE INSURANCE COMPANY			

Pioneer National Title Insurance Company  
 WAHINGTON TITLE DIVISION  
 Filed for Record at Request of



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