

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 15th day of August, 1966 between

CHATEAU PROPERTIES, INC., a Washington Corp. hereinafter called the "seller" and

VINCENT A PETERSEN and ZUBA JODY PETERSEN, hereinafter called the "purchaser,"
as husband and wifeWITNESSETH: 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, situate in Skamania County,
Washington:

Lot 14, River Glen on the Washougal

Free of incumbrances, except.

On the following terms and conditions: The purchase price is TWO THOUSAND, EIGHT HUNDRED
AND TWO AND 50/100 (\$ 2,802.50) dollars, of which
ONE HUNDRED FIFTY AND 00/100 (\$ 150.00) dollars
has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said
purchase price as follows:

together with interest at seven percent per annum: \$27.50 per month
commencing on September 15, 1966 and \$27.50 to be paid on the 15th day
of each month thereafter until the balance has been paid, including interest
at seven percent per annum.

The purchaser shall pay all taxes and assessments hereinafter levied against
said property due and owing after the date of this agreement.

3820

TRANSACTION EXCISE TAX

FEB 21 1976

Amount Paid *Example*
Notary Public
Skamania County Treasurer
By *John J. Kelly*

The purchaser may enter into possession upon closing.

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** deed to the property, excepting any part 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 balance owing 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.

CHATEAU PROPERTIES, INC. a Washington Corp., by
its Board of Directors

Raymond W. Rutledge (Seal)
Vincent A. Petersen (Seal)
Zuba Jody Petersen (Seal)



STATE OF ~~WASHINGTON~~ Oregon

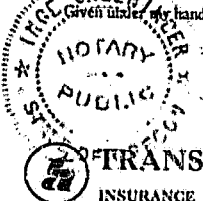
County of Washington

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 2nd day of May 1973

Vincent A. Petersen and Zuba Jody Petersen personally appeared before me.

to me known to be the individual s described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year last above written.



Notary Public in and for the state of Washington, Oregon

residing at Oregon

My Commission expires: 3/9/76

TRANSAMERICA TITLE
INSURANCE COMPANY OF WASHINGTON

81689

Filed for Record at Request of

Name

Address

City and State

REGISTERED	<i>f</i>
INDEXED	<i>g</i>
FILED	<i>h</i>
RECORDED	<i>i</i>
COMPARED	<i>j</i>
MAILED	<i>k</i>

STATE OF OREGON
COPIES RESERVED FOR RECORDER'S USE

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT ON FILED BY
Vincent A. Petersen
OF 11792 2nd St NE, Gig Harbor, WA
AT 11:00 A.M. Feb 4, 1976
WAS RECORDED IN BOOK 70
OF Deeds PAGE 395
RECORDS OF SKAMAN COUNTY, WASH
W. J. Todd
COUNTY CLERK