

REAL ESTATE CONTRACT

(This contract, and all documents in it) Exhibit day of March, 1976

between Earl Associates, a joint venture consisting of Marazid & Co., an Idaho Corporation, and Vernon Clark and Genevieve Clark, Husband and Wife.

hereinafter called the "Seller," and Earl W. Dunlap and Eula M. Dunlap, 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 Skamania County, State of Washington:

The North 690 feet of the West 690 feet of the North half of the Southwest Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian.

Together with a 60 foot road easement over and across the South 60 feet of the North 690 feet of the North half of the Southwest Quarter of Section 19, Township 2 North, Range 5 East, of the Willamette Meridian, except the West 610 feet thereof.

The terms and conditions of this contract are as follows: The purchase price is Fifteen Thousand Two Hundred Forty-three and 97/100 (\$ 15,243.97) Dollars, of which Nine Thousand and no/100 (\$9,000.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: Fifty four and no/100 (\$ 50.00) Dollars, or more at Purchaser's option, on or before the First day of April, 1976, and Fifty and no/100 (\$ 50.00) Dollars, or more at Purchaser's option, on or before the First 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 Nine per cent per annum from the First day of March, 1976, which interest shall be deducted from each installment payment and the balance of each payment applied as reduction of principal. All payments to be made hereunder shall be made at Intermountain State Bank, Emmett, Idaho, at such other place as the Seller may direct in writing. Further an additional payment in the amount of \$793.97 shall be made on or before the First Day of January, 1977.

SHORT PLAT APPROVAL ON FILE
BOOK 1 PAGE 13*E. Madsen*
DEPUTY COUNTY AUDITORNo. 4128
TRANSACTION EXCISE TAX

JUL 8 - 1976

Amount Paid \$ 54.44
Shamania County Treasurer

As referred to in this contract, "date of closing" shall be

(1) The Purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be between grantor and grantee hereafter 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 a lien 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 both fire and windstorm 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 agents shall be held to any covenant respecting the condition of any improvements thereon nor shall the Purchaser or Seller or the agents 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 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 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:

- 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 covenants written which seller is generalizing paid real estate to 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 amount so made shall be applied to the purchaser's 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 heretofore 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:

(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, gas, telephone 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 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 for 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 serving 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, the parties hereto have executed this instrument as of the date first written above.

BARK ASSOCIATES

By Richard P. Clark

(SEAL)

Earl W. Dunlap

By Richard P. Clark, Vice Pres

(SEAL)

Eula M. Dunlap

Attest James C. Mitchell, Secretary

(SEAL)

STATE OF WASHINGTON

Vernon Clark, Clerk of the Superior Court

County of Kitsap

Vernon Clark, Clerk of the Superior Court

On this day personally appeared before me Earl W. Dunlap and Eula M. Dunlap, two individuals to me known to be the individuals 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 3rd

day of July, 1976

Notary Public in and for the State of Washington

residing at Seattle

Transamerica Title Insurance Co

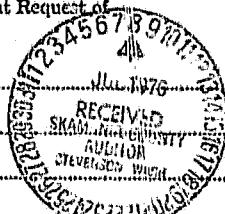
A Service of
Transamerica Corporation

Filed for Record at Request of

Name: null JV/P

Address: SKAN. INSURANCE AGENCY
NE 11TH & STEVEWOOD, PORTLAND

City and State: City and State



REGISTERED	RECORDED
INDEXED	FILED
SEARCHED	INDEXED
SERIALIZED	FILED
MAILED	

STATE OF WASHINGTON	
GRADY ADAMS, CLERK OF THE COURT	
I HEREBY CERTIFY THAT THE	
INSTRUMENT OF WRITING FILED	
AT 2:02 P.M. JULY 8, 1976	
WAS RECORDED IN BOOK 71	
ON Deed AT PAGE 2156	
RECORDING AND INDEXING FEE PAID	
BY E. T. MCGOWAN	

The terms and conditions of this contract are as follows: The purchase price is **Fifteen Thousand Two Hundred and Forty-three and 97/100** (\$ 15,243.97) Dollars, of which **Nine thousand and no/100** (\$9,000.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

Fifty and no/100	\$ 50.00) Dollars,
or the last purchaser's option, on or before the First day of April	\$ 50.00	, 1976,) Dollars,
or more at purchaser's option, on or before the First 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 Nine per cent per annum from the First day of March , 1976, 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 Intermountain State Bank, Elmore, Idaho of at such other place as the seller may direct in writing. Further an additional payment in the amount of \$793.97 shall be made on or before the First day of January 1977.		

**SHORT PLAT APPROVAL ON FILE
BOOK F PAGE 13**

E. Woodward
DEPUTY COUNTY AUDITOR

No. **4122**
TRANSACTION EXCISE TAX

JUL 8 - 1976

Amount Paid **\$ 52.44**

Shoshone County Treasurer

As referred to in this contract, "date of closing" shall be

(1) The purchaser agrees and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter 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 his assumed payment of or agreed to purchase subject to, any taxes or assessments now or hereafter become a lien 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 benefit, on 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 thereto 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 referred to is contained herein or is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now 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 removable 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 therefor, issued by Transamerica Title Insurance Company, covering 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 existing or future 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.

Form No. W-1422
(Previous Form No. 502)

State of Idaho
County of Ada

On the 12th day of July, 1976, before me, a notary public in and for said State, personally appeared Richard P. Clark, known to me to be the person whose name is subscribed to the within instrument as the attorney in fact of Vernon Clark and Genivieve Clark, husband and wife, and acknowledged to me that he subscribed the names of Vernon Clark and Genivieve Clark thereto as principals and his own name as attorney in fact.

Richard P. Clark
Notary Public of Idaho
Residence at Boise, Idaho

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, the parties herein have executed this instrument as of the date first written above.

Eula M. Dunlap
Earl W. Dunlap
Eula M. Dunlap
Eula M. Dunlap
STATE OF IDAHO
County of NOR

By *BANK ASSOCIATES*
By *BARTHELT & CO.* (SEAL)
By *Richard P. Clark, Vice-President* (SEAL)
Attest: *James C. Mitchell, Secretary* (SEAL)
Vernon Clark
My Attorney in Fact
Lawrence Clark
Attorney Clark
Vernon Clark
My Attorney in Fact
Lawrence Clark

On this day personally appeared before me
Earl W. Dunlap and Eula M. Dunlap, who are known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that
they signed the same as *husband* free and voluntary act and deed, for the uses and purposes
therin mentioned.

GIVEN under my hand and official seal this *30th* day of *May*, 1976

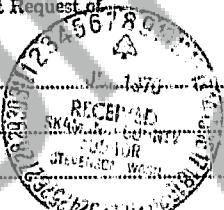
Tracee J. Murphy
Notary Public in and for the State of Idaho
residing at *Boise*

Transamerica Title Insurance Co.

A Service of
Transamerica Corporation

Filed for Record at Request of

Name: *Earl W. Dunlap*
Address: *5678 N. 15th Street, Boise, Idaho 83707*
City and State: *Boise, Idaho*



REGISTERED	<input checked="" type="checkbox"/>
INDEXED	<input type="checkbox"/>
SEARCHED	<input type="checkbox"/>
SERIALIZED	<input type="checkbox"/>
MAILED	<input type="checkbox"/>

STATE OF IDAHO - CIVIL
TRANSAMERICA TITLE INSURANCE CO. FOR RECORDER'S USE,
I HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT OF WRITING PREPARED
Richard P. Clark
Transamerica Title Insurance Co.
AT *5678 N. 15th Street* IS 76
WAS RECORDED IN BOOK *71*
OF *Deeds* AT PAGE *214*
RECORDED BY *Tracee J. Murphy* COUNTY, IDAHO
Tracee J. Murphy
NOTARY PUBLIC
IN AND FOR THE STATE OF IDAHO
RECEIVED IN THE OFFICE OF THE CLERK OF THE COURT
ON THE *12th* DAY OF *May*, 1976

State of Idaho
County of Ada
On this *12th* day of *May*, 19*76* before me, a notary public in and for said State,
personally appeared *Richard P. Clark* *Vice-President*

and *James C. Mitchell*, known to me to be the President
and Secretary of the Corporation that executed this instrument or the persons who executed the instrument on behalf of said
corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above
written.

Tracee J. Murphy
Notary Public, Residing at *Boise, Idaho*
Commission Expires *4-14-76*