

(4) Seller shall furnish for Purchaser's examination a preliminary title report issued by Skamania Title Company showing condition of the title of the property as of the date of issuance of the preliminary title report. The preliminary title report shall remain the property of the Seller pending completion of this transaction.

(5) Title to the property shall be good and marketable, free and clear of all encumbrances, all liens, restrictions, defects and burdens, and easements except those as specifically noted in the warranty deed to be delivered to Purchasers, and except unpaid taxes not delinquent.

(6) Unless extended by written agreement of the parties this contract shall be completed and the transaction closed on or before November 1, 1976.

(7) Possession of the property shall be delivered on payment of the final payment or sooner as may be determined between Seller and Purchasers in a separate agreement.

(8) The following items shall be prorated to the date of closing; taxes and assessments.

(9) This contract shall inure to the benefit of and bind the heirs, personal representatives and assigns of the respective parties.

EXECUTED IN DUPLICATE on the day and year first above written.

Myrna L. Morones
SELLER

Waldo B. Zaugg
Phyllis D. Zaugg
PURCHASERS

State of Washington)
County of Klickitat) ss

ON THIS DATE personally appeared before me MYRNA L. MORONES, to me known to be the individual described in and who executed

REAL ESTATE CONTRACT OF SALE
Myrna L. Morones et ux./Waldo B. and Phyllis D. Zaugg et ux.
Page 2

1 the foregoing instrument, and acknowledged that she signed the
 2 same as her free and voluntary act and deed, for the uses and
 3 purposes therein mentioned.

4 GIVEN under my hand and official seal this 23 day of

5 August, 1976.

6
 7 Waldo S. Zaugg
 8 Notary Public in and for the
 9 State of Washington residing
 10 at White Salmon, Washington

11 State of-Washington)
 12 County of Klickitat) ss

13 ON THIS DATE personally appeared before me WALDO S. ZAUGG
 14 AND PHYLLIS D. ZAUGG, to me known to be the individuals described
 15 in and who executed the foregoing instrument, and acknowledged
 16 that they signed the same as their free and voluntary act and
 17 deed, for the uses and purposes therein mentioned.

18 GIVEN under my hand and official seal this 23 day of

19 August, 1976.

20
 21 Waldo S. Zaugg
 22 Notary Public in and for the
 23 State of Washington residing
 24 at White Salmon, Washington

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REAL ESTATE CONTRACT OF SALE
 Myrna L. Morones et ux., Waldo S. Zaugg and Phyllis D. Zaugg et ux.
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