

83146

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REAL ESTATE CONTRACT

SK 10002

THIS CONTRACT, made and entered into this

day of

November 1976

between Ralph V. Andersen & Donna L. Andersen, husband & wife,

hereinafter called the "seller," and Luther D. Dickinson & Sheila J. Dickinson, 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:

The Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over the West 50 feet of the Southwest Quarter, Southwest Quarter, Northwest Quarter of Section 20, Township 2 North, Range 5 East of Willamette Meridian. Also a non-exclusive easement for ingress, egress and utilities 50 feet in width, the center line being the North boundary of the South half of the South half of the Northwest Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, excepting the East 50 feet thereof.

The terms and conditions of this contract are as follows: The purchase price is eleven thousand five hundred and no/100 (\$11,500.00) Dollars, of which Twelve hundred and no/100 (\$1,200.00) Dollars have

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

Eighty five and no/100 (\$85.00) Dollars

or more at purchaser's option, on or before the day of January, 1977,

and Eighty five and no/100 (\$85.00) Dollars

or more at purchaser's option, on or before the day of February, 1977,

and the balance of said purchase price shall be paid in installments of \$1,200.00 per annum, commencing on the day of March, 1977,

at the rate of 12 percent per annum from the day of March, 1977,

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 Skamania County, State of Washington, or at such other place as the seller may direct in writing.

Seller agrees to give a deed of release of one 1/2 acre for building purposes, and to add, principal payment of \$1,200.00, for which

purchaser agrees to pay all costs of transfer.

Purchaser agrees to pay contract balance on or before February 15, 1977.

(6) If seller's title to said real estate is subject to an existing contract or contracts under which a seller is guaranteeing 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 now falling due under the contract.

(7) The offer agrees, upon receiving full payment of the purchase price and interest in the system above specified, to accept and hold said real estate, including any portion thereof transferred 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:

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assessments and restrictions of record.

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing or 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 (underlies) 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 20% 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.

(19) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to carry out or perform any condition or agreement hereof or to take 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 so doing, 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 money by the seller in any default in the part of the purchaser shall be considered as a waiver of any subsequent default.

Service upon purchaser of all denials, notices or other papers with respect to forfeiture and termination of interests in assets may be made by United States Mail; postage pre paid; return receipt requested; directed to the addressee in the order.

(11) Upon seller's election to bring suit to enforce any provision of this contract, including this section, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs of expenses incurred by the seller, which amount 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 purchase contract, the purchaser shall be required to pay the reasonable cost of attorney's fees and of costs and disbursements in such suit and also the reasonable cost of searching records to determine the condition of title of the premises, in addition to the amount of the purchase price, which shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this ~~instrument~~ on the date first written above.

James Anderson	SEAL
John C. Anderson	SEAL
John C. Anderson	SEAL
John C. Anderson	SEAL

STATE OF WASHINGTON

Y. Zhang et al. / *Journal of Macroeconomics* 29 (2007) 101–116

On this day personally appeared before me JOSEPH E. HANFORD Notary Public for the State of New York, JOHN J. HANFORD to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he executed the same as JOHN J. HANFORD free and voluntary act and deed for the uses and purposes therein mentioned.

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1999年12月

NOTES

Amesbury Road 12

Reference Counting

By _____

62146



**PIONEER NATIONAL
TITLE INSURANCE**

A TRUCK ON TRAIL

Filed for Review at Request of

AFTER RECORDING MAIL TO:

Thompson, R. L.

1971 3.2. 1911 1919 21.

recovered, Washburn

STATE OF MISSISSIPPI,)
COUNTY OF HARRIS)

I HEREBY CERTIFY THAT THE STATE
DEPARTMENT OF REVENUE HAS BEEN
Admitted to the State
OF *Harris County*
AT *the City of Houston*
AND RECEIVED IN THESE *1917*
OF *April 27th 1917*
RECORDS OF HARRIS COUNTY, TEXAS.

J. B. [Signature]
County Clerk

* *E. M. [Signature]*

REGISTERED
INDEXED
INSTRUCT
RECORDED
COMPARED
MAY 1955