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## REAL ESTATE CONTRACT

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197.7.	JANUARY.	_day of	RD	יין הוו ישרוני איניין איני	REEMENT, mad	THIS AC
, hereinafter called the seller,	T-ROBBEN	JOSEPI	TIMOTHY	BBEN AII	L DAVID	PAU
., hereinafter called the buyer.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					******
made as hereinafter specified,	the payments to be	contained, and	ipulations herein o	leration of the stip	ETH, That in co	WITNES

WITNESSETH, That in consideration of the stipulations herein contained, and the payments to be made as hereinafter specified, the seller agrees to sell into the buyer, and the buyer agrees to purchase from the seller the following described real property situated in the County of SKAND NIA.

State of Washington, and more particularly known and described as follows, to-wit:

## Lot No. 1

Starting at the northeast section corner of Section 28 T 2 N R 5 E Wm. and run S 89003'55" W for 658.92' to northeast corner of the west half of the NEANEA and run south along the the north-south centerline of NEINEL S 000\_9'40"E for 965.10' to its intersection with the southerly boundary of the right-of-way of the LaBarre county road which is point of beginning: rum. S 00°29'40" E for 175.00', run S 90°00 CO"W for 506.01', run N 53046'09"W for410.24; to southeasterly boundary of La Barra county road right-of-way, run along right-of-way boundary through curve to right with radius of 230,34' through a central angle of 54055' a distance of 220.87', run N 83017'00" E for 300.28', run through curve to right with redius of 208.73' through a central angle of 63002' a distance of 229.64', run S  $33^{\circ}41'00"$ E for 74.19', run through a curve to left with a racius of 154.56' through a central angle of 53<sup>0</sup>54'58" for a distance of 145.44' to point of beginning. Contains 5.5787' acres more or less.

The grantor reserves the right to use for road purposes of ingress and egress a 50.0' wide strip along the ast line of tract as well as an additional 5,0' strip on west side of the 50 foot strip for utility easement

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The grantor-reserves the right to use for road purposes of ingress and egress a 50.0' wide strip along the east line of tract as well as an additional 5.0' strip on west side of the 50 foot strip for utility easement

Contains 5.5787' acres more or less.

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PTOUR BUOLISTY: "57 VET DUEDDER" AND "00/470
for the sum of EIGHT THOUSAND FIVE HUNDRED AND OO/100 Dollars
on which the buyer has paid the sum of <u>ONE THOUSAND SEVEN HUNDRED AND OO/100</u>
dollars, the receipt whereof is hereby acknowledged,
And the buyer, in consideration of the premises, hereby agrees to pay to the seller, at ROLLALIA, URECON
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BEING DUE CERRUARY 3, 1977 AND FACH PAYMENT BEING DUE ON THE
PER-MONTH INCLUDING INTEREST AT 84% PER ANNUM. THE FIRST PAYMENT BEING DUE CERRUARY 3, 1977 AND FACH PAYMENT BEING DUE ON THE SAD-DAY OF EACH MONTH UNTIL THE ENTIRE BALANCE IS PAIR IN FULL.
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And the buyer, in consideration of the premites, hereby agrees to regularly and seasonably pay all taxes and assessments which may be hereafter lawfully im- posed on said premites, and keep buildings insured against loss by fire in a reliable insurance company in the sum of \$
poses on any primites, and are posturing insured against tost by fire in a reliable insurance company in the sum of \$ Office and office and office are payable to the celler as this interest may appear.
All improvements placed thereon shall remain, and shall not be removed before the final payment is made as above agreed.
In case the buyer, his legal representatives or assigns, shall pay the several sums of money aforetaid punctually and us the several times above sperified, and shall strictly and literally perform all and singular, the agreements and stipulations aforetaid, according to the time section and tenor hereof, then the seller will hade unto the buyer, his hades or assigns, youn request, a deed conveying said premises in fee simple, such the word worder of unersaity, excepting, however, fores the operation and subject matter of said covenants the before mentioned taxes and assessment, and all times and incombinances, created or imposed by the buyer or his assigns.
But in case the buyer shall make default in any way of the covenants herein contained or shall fail to make the payments aforesaid, or any of them punticually and upon the strict terms, and at the time above specified, without any failure or default, the times of poyment being declared to be the extence of this agreement, then the seller wholl have the right to declare this agreement, then the seller wholl have the right to declare this agreement, and as such case, all the right an extensit hereby created or then existing in factor of the buyer, or derived under this agreement, shall vitely cease and determine, and the previous aforement and received the seller, without any declaration of postature, or act of recently, or without any declaration of postature, and the previous and the right of the buyer of reclamation or compensation for mostly paid or interpretable that the provious and perfectly as if this agreement had here; been made.
The tiller hereby agrees to farmish to the buyer, or his anigms, a policy of title immands or a complete abstract of title to the million described premises, certified by a responsible abstract company.
AND IT IS FURTILER AGREED. That no acagament of this agreement, or of the premiers above do tibed, it, if he relial under the same shall be endotted hereon or permanently attached better and econtempted by the seller, and no agreement or condition or relations between the buyer and his animate, or any other person, acquiring time or interest from or through his ability provide the unpud portion of the purchase money which may be due to the relier.
SELLER TO PROVIDE TITLE INSURANCE WITHIN 30 DAYS OF THE DATE
OF THIS CONTRACT.
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IN WITNESS WHEREOD Affe sellinger have signed and delivered this agreement in duplicate, the day and year first above written.
Amount Paid 85°Cb
Skamonia County Ironsurer
Seller.
JAN 20 1 Competer
(Struck bank Baller
Buyer,
REAL ESTATE CONTRACT
Washington Legal Dlank Cu., Bellevue, Wa. From No. 34P

CONDITIONS

1. Selver to establish escrow within 10 days of this contrat and put bred in same. Escrow to be instructed to deliver need to buter when all conditions and payments of this contract are savisfied.

2. SELLER TO INSTALL AT HIS EXPENSE, ELECTRIA (UTILITY) POWER LINES IN THE DEDICATED ROADWAY TO THE EXTENT OF A MINIMUM OF 10 FEET FRONTING THE PROPERTY BEING PURCHASED BY THE BUYER BY THIS CONTRACT. THIS INSTALLATION TO BE COMPLETED WITHIN 4 MONTAS OF THE BATE OF THIS CONTRACT OR BUYER HAY MAKE INSTALLATION AT SELLERS EXPENSE.