

REAL ESTATE CONTRACT

SL 10155

THIS CONTRACT, made and entered into this 20th day of February, 1977

~~between~~ PATRICK J. McNAMEE, a single man,

hereinafter called the "Seller," and TERRY L. STARKEY AND LINDA L. STARKEY, husband and wife,

beneath, called the "pantheon."

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.

All that portion of the West Half of the West Half of the Southwest quarter of the Southwest quarter (B) of sec 5th and of the West Half of the East Half of the Southwest quarter of the Southwest quarter (W B) sec 5th of Section 5, Township 1 North, Range 5 E. w. m., lying Southerly of the county road known and designated as the Bell Center Road.

第35回 第一章

The East Half of the West Half of the Northwest Quarter of the Section Four (16-
W-10-R-36), and the West Half of the East Half of the Northwest Quarter of the Northwest Quarter (16-18-R-36), of Section 4, Township Fourth, Range 10, N. F.

第二章 亂世之亂世：民不聊生，社會動盪，政治失序，經濟蕭條。

The terms and conditions of this contract are as follows: The purchase price is \$10,000.00, of which \$5,000.00 is paid in advance and \$5,000.00 is paid in four monthly installments of \$1,250.00 each.

Seven could, the recipient wherever is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

One hundred and twenty dollars, or more at purchaser's option, on or before the day of July, 1972.
Dollars.

or more at purchase option, on or before the day of the succeeding calendar month until the balance of said purchase price shall have been fully paid. The vendor further agrees to pay interest on the diminishing balance of said purchase price at the rate of per cent per annum from the day of October, 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 [REDACTED] or at such other place as the Company may designate.

or at such other place as the Director in writing shall designate.

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

(4) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may accrue between grantor and grantee heretofore because a lien on said real estate, a.s.a. 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 hereafter on said real estate, the purchaser agrees to pay the same before delinquency.

(3) 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 assigns shall be held to any covenant respecting the condition of any improvements thereon 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 relied on is contained herein or is written 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.

(3) 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 Fidelity National Title Insurance Company, insuring the purchaser to the full amount of the purchase price herein 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 (3) shall be deemed defects in seller's title.

(4) 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.

(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 hereafter 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: None.

(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 connection charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) If, save the purchaser fails to make any payment herein provided for by him/her, 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 etc. unless a demand all without preceval to any other right the seller might have by reason of such default.

(16) Time is of the essence of this contract, and it is agreed that no action, proceeding, suit, or complaint, whether civil or criminal, condition or agreement hereto, or to make any assessment, demand, recovery, garnishment, or other claim against the seller, may elect to declare all the purchaser's rights hereunder forfeited, and the seller may, at his option, cause to be paid by the purchaser hereunder and all improvements placed upon the real estate shall be sold as follows: if the seller makes no payment, then the seller shall have right to re-enter and take possession of the real estate, and no action for the recovery of any amount due on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of oil demands, notices or other papers, will be deemed to have been given at the time of delivery, unless made by U.S. Mail, postage paid.

(11) Upon seller's election to bring suit to recover the amount due him hereunder, the purchaser agrees to pay a reasonable legal expense which must be included in any judgment or decree entered in such suit.

If the seller shall become liable to you as a result of any statement made by the seller or his agent or employee, or if the seller has entered the premises of the buyer to pass a reasonable search, the seller shall be liable to the buyer for the reasonable cost of searching receipts to determine the condition of the goods included in any statement or decree entered in your suit.

IN MITTELLÄNDISCHEM DEUTSCHLAND SIND VIELE LÄNDER UND DORFNAMEN NACH DEM HERRN NAMEN GESETZT.

STAR《星》像標誌

REFERENCES

On this day personally appeared before me John C. H. Smith,
to me known to be the individual described in and who executed the within and foregoing instrument, and who furthered that
he signed the same as John C. H. Smith, true and accurate in all and for the uses and purposes
therein mentioned.

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TRANSACTION EXCISE TAX

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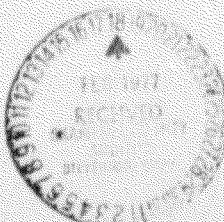
The logo consists of a stylized 'P' icon followed by the company name "PIONEER NATIONAL TITLE INSURANCE".

Filed for Record at Request of

AFTER RECORDING MAIL TO:

HUMBLEY REALTY
12312 N.E. 76th St.
Vancouver, Washington 98662

STATEMENT OF PROPERTY HELD IN TRUST
I HEREBY STATE THAT THE WITHIN
INSTRUMENT IS HELD AS OWNED BY
John Doe, located
at 123 Main Street
in Saint Paul in Minnesota.
THE RECEIPTED IN BOOK 22
on December AT PAGE 252
SECOND ON BLANK IN CERTAIN FASH
John Doe
COUNTY AUDITOR
John Doe



我的15T名稱
我的地點
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