



**REAL ESTATE CONTRACT
(FORM A-1964)**

BOOK 73 PAGE 576

WE 57

3-7-28-3200

THIS CONTRACT, made and entered into this _____ day of September, 1977
between JOHN N. SKIMAS and JOANNE M. SKIMAS, husband and wife,
hereinafter called the "seller," and GEORGE A. MUNSON and LILLIAN C. MUNSON, husband and wife, and
hereinafter called the "purchaser," THOMAS A. MUNSON and TERRY L. MUNSON, husband and wife.

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 half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 26 Township 3 North, Range 7 East of the Willamette Meridian; and that portion of the North half of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 25 Township 3 North, Range 7 East of the Willamette Meridian lying westerly of County Road No. 2028 designated as Loop Road. Containing 11 acres, more or less.
Subject to easements of record.

The terms and conditions of this contract are as follows: The purchase price is **Fifteen thousand** and no/100

Two thousand and no/100
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: \$2,000.00 Dollars have

One hundred fifty
or more at purchaser's option, on or before the 1st day of November \$150.00 Dollars,
and One hundred fifty 1977

or more at purchaser's option, on or before the 1st 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 eight (8%) per cent per annum from the 1st day of October 19 77 which interest shall be deducted from each subsequent payment and the balance of each payment shall be applied to the purchase price of the above described property.

502 Umatilla Way, Vancouver, WA. 98661

Boundary lines or the availability of water or utilities has not been represented.

5159

TRANSMISSION PAGE 19

on or before October 1, 1977

[illegible][illegible]

It is agreed that the assignor shall not be bound to make any assignment of the rights hereinbefore or hereafter created or to be created by the assignor, and that the assignor shall not be bound to make any assignment of the rights hereinbefore or hereafter created or to be created by the assignor, and that the assignor shall not be bound to make any assignment of the rights hereinbefore or hereafter created or to be created by the assignor.

10. The purchaser assumes all liability of damage to or destruction of any improvements now on and real estate or her alter placed thereon,
and for 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 expenses for procuring the same shall be paid to the seller. If the portion of the condemnation award remaining after
payment is to allow the purchaser to apply all or a portion of such a condemnation award as payment on the purchase price herein unless the
seller by such taking the loss of damage or destruction from a valid insured against. The proceeds of such recovery for restoration of any improvements
made after the date of closing and the same shall be deemed to be applied to the restoration or replacing of such improvements within a reasonable
time after receipt of the same. Any amount which shall be paid to the seller for application on the purchase price herein

upon contract.

Below, on a non-exclusive basis, and by SAFFET, the Seller, I hereby warrant, defend, indemnify and hold the purchaser harmless from all claims, damages, losses, costs and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the purchaser or its agents, in connection with the purchase of the above-described property, including but not limited to, the following:

any easements of record

Printed pursuant to requests circulating in said policy form

h) Level of consideration which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject to, and

Any existing contract for a contract under which seller is purchasing said that estate, and any mortgage or other obligation, which seller by this contract agrees to pay, being of which for the purpose of this paragraph (f) shall be deemed defects in seller's title.

4.3. If Seller is not the legal estate in subject of the purchase contract or contracts under which Seller is purchasing real estate, Seller agrees to make any payments in accordance with the terms thereof, and upon default, pay out of Seller's funds the sum of the deficiency, and any payments so made shall be applied to the

[illegible]

(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:

Easements 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 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, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession. **Timber may not be removed without permission.**

(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.

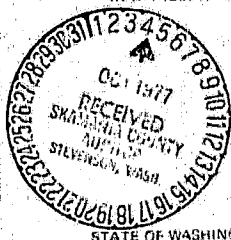
(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's 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 the foregoing and termination of purchaser's rights may be made by United States Mail, postage pre paid, return receipt requested, directed to the purchaser at the address of the purchaser as 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 as attorney's fees and all costs and expenses and 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 right hereunder as provided and entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses and connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties herein have executed this contract of sale of the above described premises.



STATE OF WASHINGTON.

County of Clark

On this day personally appeared before me **John N. Skimas and Joanne N. Skimas, husband and wife** to me known to be the individual 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 23 day of September, 1977

Notary Public in and for the State of Washington
George C. Cimas

85000



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

REGISTERED	☒
INDEXED	☒
INDIRECT	☒
RECORDED	☒
COMPARED	☒
MAILED	☒

THIS SPACE RESERVED FOR RECORDER'S USE

I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING, FILED BY	
<u>Skima Co Title Co</u>	
OF <u>Stevensburg, Wa</u>	
AT <u>1:40</u> on <u>10-4</u> 1977	
WAS RECORDED IN BOOK <u>73</u>	
OF <u>Need</u> AT PAGE <u>576</u>	
RECORDS OF SKAMANIA COUNTY, WASH.	
<u>E. M. Madsen</u>	
COUNTY AUDITOR	
BY <u>E. Madsen</u>	



85000

REAL ESTATE CONTRACT
(FORM A-1974)

BOOK 73 PAGE 576

WI 57 SAFECO

37-25-320 0

THIS CONTRACT, made and entered into this _____ day of September, 1977
between JOHN N. SKIMAS and JOANNE M. SKIMAS, husband and wife,
hereinafter called the "seller," and GEORGE A. MUNSON and LILLIAN O. MUNSON, husband and wife, and
hereinafter called the "purchaser," THOMAS A. MUNSON and TERRY L. MUNSON, husband and wife,

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 half of the Southeast quarter of the Northeast quarter
of the Southeast quarter of Section 26 Township North, Range
7 East of the Willamette Meridian; and that portion of the North half
of the Southwest quarter of the Northwest quarter of the Southwest
quarter of Section 25 Township 3 North, Range 7 East of the Willamette
Meridian lying westerly of County Road No. 2028 designated as Loop
Road. Containing 11 acres, more or less.
Subject to easements of record.

The terms and conditions of this contract are as follows. The purchase price is Fifteen thousand and no/100

(\$15,000.00) Dollars, of which

Two thousand and no/100 (\$2,000.00) Dollars have
been paid. The receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

One hundred fifty (\$150.00) Dollars,
or more at purchaser's option, on or before the 1st day of November, 1977,

and One hundred fifty (\$150.00) Dollars,
or more at purchaser's option, on or before the 1st 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 eight (8%) per cent per annum from the 1st 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 502 Umatilla Way, Vancouver, WA. 98661
or at such other place as the seller may direct in writing.

Boundary lines or the availability of water or utilities
has not been represented.

5159
TRANSACTION EXCISE TAX

OCT 4 - 1977
Amount Paid: 150.00

As referred to in this contract, "date of closing" shall be on or before October 1, 1977

(1) The purchaser assumes and agrees to pay, before closing, all taxes and assessments that may be between grantor and grantee
under the purchase price and real estate, and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or
other obligation, the purchaser agrees to pay the same before closing.

(2) The purchaser agrees, and the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to
the full replacement cost thereof against fire and damage by both fire and windstorm in a company acceptable to the seller and for the seller's
benefit, and to pay all premiums therefor and to defend 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
obligation to repair or improve any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant
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
breach of this contract. 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 expenses of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable
time, unless the purchaser elects to that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller agrees to deliver to the purchaser a copy of the title insurance policy of title insurance in standard
form, or a condensed title report, issued by SAFECO 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:

- any easements of record
- all recorded general encumbrances appearing in said policy form.
- 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 to.
- Any existing contract or contract under which seller is purveying 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.
- If others are to said real estate is subject to an existing contract or contracts under which seller is purveying 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 payment of the next falling due the seller under that 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:

Easements 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 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, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession. **Timber may not be removed without permission.**

(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.

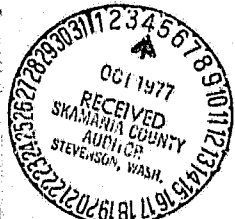
(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's 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 foreclosure and termination of purchaser's rights may be made by United States Mail, postage pre paid, return receipt requested, directed to the purchaser to the 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 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 hereto have executed this instrument as of the date first written above.



STATE OF WASHINGTON,

County of Clark

On this day personally appeared before me John N. Skimas and JoAnne N. Skimas, husband and wife to me known to be the individual 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 23 day of September, 1977

Notary Public in and for the State of Washington

Residing at Camas

85000



SAFECO

Filed for Record at Request of.

NAME

ADDRESS

CITY AND STATE

SAFECO TITLE INSURANCE COMPANY

REGISTERED	E
INDEXED	FILE
INDIRECT	E
RECORDED	
COMPARED	
MAPLE	

THIS SPACE RESERVED FOR RECORDER'S USE

I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING, FILED BY	
Shu Co Little Co	
OF Stevenson, Wa	
AT 1.40	ON 10-4-1977
WAS RECORDED IN BOOK 73	
OF 576	
RECORDS OF SKAMANIA COUNTY, WASH.	
BY E. Maynard	
COUNTY AUDITOR	
RECEIVED	



85000

REAL ESTATE CONTRACT
(FORM A-1964)

BOOK 73 PAGE 576

W157 SAFECO

37-25-3200

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day of September, 1977

between JOHN N. SKIMAS and JOANNE M. SKIMAS, husband and wife,
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real estate, with the appurtenances, in Skamania County, State of Washington:

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of the Southeast quarter of Section 26 Township North, Range
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of the Southwest quarter of the Northwest quarter of the Southwest
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Meridian lying westerly of County Road No. 2028 designated as Loop
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Two thousand and no/100 (2,000.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

One hundred fifty

150.00 Dollars,

or more at purchaser's option, on or before the 1st day of November, 1977

and One hundred fifty

150.00 Dollars,

or more at purchaser's option, on or before the 1st 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 eight (8%) per cent per annum from the 1st 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 502 Umatilla Way, Vancouver, WA. 98661
or at such other place as the seller may direct in writing.

Boundary lines or the availability of water or utilities
has not been represented.

No. 5159
TRANSACTION EXCISE TAX

OCT 4 - 1977

Amount Paid: 15000.00

Skamania County Treasurer

As referred to in this contract, "date of closing" shall be on or before October 1, 1977

(1) The purchaser assumes 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 the 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 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 full 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, or 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 regarding 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 therein 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 refunding 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 or restoration of any improvements 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.

upon contract for the purchase of said real estate, the purchaser shall maintain a purchase policy of title insurance in standard form, or a commitment therefor, issued by SAFECO Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss of 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:

- Printed general exceptions appearing in said policy form;
- 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

- 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 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:

Easements 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 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, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession. **Timber may not be removed without permission.**

(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.

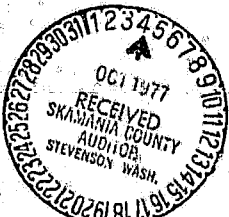
(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's 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 to the 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 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 hereto have executed this instrument as of the date first written above.



STATE OF WASHINGTON,

County of Clark

On this day personally appeared before me John N. Skimas and Joanne N. Skimas, husband and wife to me known to be the individual 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 25 day of September, 1977

Notary Public in and for the State of Washington

residing at Clatskanie

85000



SAFECO

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

SAFECO TITLE INSURANCE COMPANY

REGISTERED	E
INDEXED	DIR
INDEXED	E
RECORDED	
COMPARED	
MAILED	20

THIS SPACE RESERVED FOR RECORDER'S USE

I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OF WRITING, FILED BY	
Ska Co Title Co	
OF Stevenson, Wash	
AT 1:40 P.M.	10-4-1977
WAS RECORDED IN BOOK 73	
OF 1000 AT PAGE 576	
RECORDS OF SKAMANIA COUNTY, WASH	
K. M. P. [Signature]	
COUNTY AUDITOR	
E. M. [Signature]	
NOTARY	