

REAL ESTATE CONTRACT

FORM AF 1964

SK-1D-72-3

S-6-1964 and 2-6-1962

THIS CONTRACT, made and entered into this 19th day of December, 1977

between HAGEDORN, INC., a Washington corporation

hereinafter called the "seller," and THOMAS SEERY HAYES and JOAN MCCOY HAYES, husband and 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 northeast quarter of the southeast quarter; and the southeast quarter of the northeast quarter of Section 31, Township 2 North, Range 6 E.W.M.

The terms and conditions of this contract are as follows: The purchase price is FIFTY-TWO THOUSAND AND NO/100 Dollars, of which \$52,000.00 Dollars, of which \$10,400.00 Dollars have been paid the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: TEN THOUSAND FOUR HUNDRED AND NO/100 Dollars by July 19, 1978. An additional payment of FIVE THOUSAND AND NO/100 (\$5,000.00) DOLLARS by July 19, 1978. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of eight per cent per annum from the tenth day of January, 1978, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal. Entire balance due by January 19, 1979.

There will be no pre-payment penalty.

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Karen L. Wipfingard

If this instrument is recorded, it will be subject to recording fees.

All payments to be made hereunder shall be made at 1917 Main Street, Vancouver, Washington 98660 or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be January 10, 1978.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantees hereafter become a lien on said real estate, and if 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.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate in good condition against loss or damage by fire or windstorm in a company acceptable to the seller and to the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereto 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 in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of storage 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 entitle the buyer to 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 expense of procuring the same shall be paid to the seller and applied as payment on the purchase price of taxes, the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of the improvement 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.

(5) 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 Chicago 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:

- 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 (5) shall be deemed defects in seller's title.

SUBJECT TO those certain Real Estate Contracts as recorded under Auditor's File Nos. 73151, 83829, and 83830 which obligors agree to continue to pay according to their own terms and conditions.

(b) If seller's title to said real estate is subject to an existing contract or interests 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's statutory warranty fulfillment deed to said real estate, excepting any part thereof heretofore 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 non-exclusive easement 60 feet in width over existing roads in the east half of the southeast quarter of Section 31, Township 2 North, Range 6 E.W.M. Easement for a pipeline for the transportation of natural gas, oil, and the products thereof granted to the Pacific Northwest Pipeline Corporation, a Delaware Corporation by right of way contract dated January 11, 1956, and recorded August 23, 1956 at page 196 of book 42 of deeds under Auditor's File No. 51072, records of Skamania County, Washington.

Unless a different date is specified by her in the new lease shall be entitled to possess, and shall receive on date of delivery and a premium upon delivery a purchase of the "dwellings" mentioned. The purchaser covenants to pay all taxes on real estate in good repair and in a fit condition and not to sue or permit the lessor to sue for any damage. The purchaser covenants to pay all other usual and ordinary expenses of construction charge for water, sewer, gas, electricity, furnace or other utility services furnished to said real estate after the day particular in which he is entitled to possession.

ARTICLE 10. Discrepancies between the parties' statements. In case the particular facts to make up one of the grounds mentioned in the preceding Article, the seller may take such action as he deems necessary to correct the error, unless the buyer has given him notice to do so within the time limit of 10 days from the date of delivery of the goods or services concerned, and he may do so notwithstanding the right the buyer has to rescind the contract.

1. Time of the conveyance of the property, and it is agreed that in case the terms of sale or lease are violated, the title of the property shall be held by the lessor or seller.

If the other man brings out no person or no evidence, or if he does not bring out any evidence, or if he does not bring out any evidence which is admissible, then the trial court may make a finding that the other man has failed to meet his burden of proof.

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15. 亂世の政治家、武士を鼓舞する所。アーヴィングの「火刑柱」、ホーリー・スティーブンズの「火刑柱」。

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Clark

On this day personally appeared before me **MILTON J. HARRIS**, of the City of Boston, Massachusetts, who, being first duly sworn according to law, did depose and say:

11. 1300-1304 1305-1306 1307-1308
National Research Council

《新民報》、《聯合報》、《蘋果日報》、《明報》等。

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一九四〇年八月三十日
于延安

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ROCKY MOUNTAIN RAILROAD

 Chicago Title
Insurance Company

第六章 | 管理者如何领导团队 | 第三部分：领导力

而被稱為「綠色電影」的電影人，應該是

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SEARCHED INDEXED
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STATE OF WASHINGTON
SUSPENSION FORM NO. 1-9

I HEREBY CERTIFY THAT THE WITHIN
MENTIONED ORGANIZATION FILED IN
King City
on December 10, 19
AT 10:00 A.M. Sat. 10. 1978
BILLS RECEIVED IN BOOK
or Book AT ALL 274
W.D.O. OF KING COUNTY, WASH.
King City
COUNTY ALMIRATOR
Deachter