

SK-10745

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 10th day of March, 1978,

between HAROLD W. RIA'SCSKY and MARGARET M. RIA'SCSKY, husband and wife,
 hereinafter called the "seller," and PATRICK J. KIRKPATRICK and JILL KIRKPATRICK,
 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 agreeances, in Skamania County, State of Washington:

The East Half of the Northwest Quarter of the Northwest Quarter (E¹ NW¹ SW¹) of Section 23, Township 4 North, Range 7 E., s. & m.;

TOGETHER WITH an easement and right of way 30 feet in width for an access road and utilities over and across that portion of the north 30 feet of the south 50 feet of the east Half of the Northwest Quarter of the Northwest Quarter (W₁ NW₁ SW₁) of the said Section 23 lying easterly of the Seville County Road.

The terms and conditions of this contract are as follows: The purchase price is TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) of which FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) in Dollars have been paid by the vendor wherofore a down payment, and the balance of one thousand five hundred dollars per acre, and interest thereon, shall be paid monthly thereafter. The purchasers agree to pay the balance of the purchase price in the sum of Twenty Thousand and No/100 (\$20,000.00) Dollars in monthly installments of Two Hundred Seventy-Two and No/100 (\$272.00) Dollars, or more, commencing on the 10th day of April, 1978, and on the 10th day of each and every month thereafter until the full amount of the purchase price together with interest and late fees paid. The said monthly installments shall include interest at the rate of seven percent (7%) per annum computed upon the monthly balances of the unpaid purchase price, and shall be applied first to interest and then to principal. Purchasers agree, however, that they will neither exercise the legal release provision of this contract nor pay more than twenty-nine percent (29%) of the purchase price of this contract prior to January 1, 1979. Sellers agree to release the said any portion of said property not exceeding 5 acres on payment to the sellers in addition to the monthly installments specified the further sum of One Thousand Two Hundred Fifty and No/100 (\$1,250.00) Dollars per acre which will be applied to reduce the remaining principal balance of this contract; provided however that purchasers will pay for all expenses (including the County Planning Department requirements) involved in the deed delivery and conveyance, after that sellers will retain a reasonable cost to the provider of said services.

Columbia Corp. Bank of Stevenson, WA, Branch
 100% LIQUIDITY AND 100% LIQUIDITY

March 10, 1978.

This instrument is executed in two copies, each copy being equally valid. This instrument is executed in the presence of the parties hereto, and the parties hereto declare that they have read and understood the same, and that they are executing the same freely and voluntarily, and that they are executing the same in their individual names and not in any capacity as agents or trustees of any other person or persons. This instrument is executed in the presence of the parties hereto, and the parties hereto declare that they have read and understood the same, and that they are executing the same freely and voluntarily, and that they are executing the same in their individual names and not in any capacity as agents or trustees of any other person or persons. This instrument is executed in the presence of the parties hereto, and the parties hereto declare that they have read and understood the same, and that they are executing the same freely and voluntarily, and that they are executing the same in their individual names and not in any capacity as agents or trustees of any other person or persons. This instrument is executed in the presence of the parties hereto, and the parties hereto declare that they have read and understood the same, and that they are executing the same freely and voluntarily, and that they are executing the same in their individual names and not in any capacity as agents or trustees of any other person or persons. This instrument is executed in the presence of the parties hereto, and the parties hereto declare that they have read and understood the same, and that they are executing the same freely and voluntarily, and that they are executing the same in their individual names and not in any capacity as agents or trustees of any other person or persons.

This instrument is delivered, or deemed to be delivered, within 10 days of the date above, to a registered office or title insurance company, during the year 1978, in the full amount of the purchase price, less the amount of earnest money deposited with Transamerica Title Insurance Company, during the year 1978, as of the date of closing and contains no covenants or restrictions other than the following:

- a. Grants general covenants appearing in real estate form;
- b. Grants of encumbrances which for the terms of this contract the purchaser is to assume, or as to which the covenants hereinunder do not apply;
- c. All existing as of contract date contracts under which seller is purchasing said real estate, and any mortgages or other obligations which affect the title to the real estate, if any, none of which for the purpose of this contract (it) shall be deemed defects in title or 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 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:

- (a) General taxes for 1978 which will be pro-rated as of March 10, 1978; and
(b) Basement for Pacific Crest Trail granted to the United States of America dated August 23, 1977, and recorded August 29, 1977, in book 73 of Deeds, at page 390 under Auditor's File No. 84739, Records of Okanogan County, Washington, and easements or record affecting the basement for water and utilities above described.

(e) Unless a different date is specified by herein, the purchaser shall be entitled to possession of said real estate upon 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 same for any illegal purpose. The purchaser covenants to pay all services, installations or considerations due him for taxes, water, gas, electric power, telephone, insurance, etc., and to make all payments when due.

(b) In case the purchaser is to make any payment before receipt of a written notice, it is agreed that such payment or part thereof, and any amounts so paid by the buyer, will be retained by the seller as a sum from date of payment until paid, shall be repayable by the buyer on written demand if the property or interest may have been released by such seller.

(1) Time is of the essence of this contract, and it is agreed that the time for the execution or acceptance of any and all documents required by the parties hereto shall be deemed to be 10 days from the date of delivery of such documents to the other party.

DRIVE TIME: 10 hours, 15 minutes (one way)
DEPARTURE: 8:30 a.m. (from Atlanta, Georgia)

On January 1, 1968, the U.S. will become the 10th member of the International Maritime Organization. The U.S. Coast Guard will assume responsibility for the U.S. delegation.

10. The following table shows the number of hours worked by each employee.

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The following is a list of the most recent publications from the University of California, Berkeley, Department of Electrical Engineering and Computer Sciences. The list includes books, journal articles, conference papers, and technical reports. The publications are arranged by author and date of publication.

他說著，便向那老太婆道：「我這老母子，一時失了家，如今流落在此，一無依傍，

Transamerica Title Insurance Co.



Table 1. The Impact of Demographic Variables

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• 第二章 •

新嘉坡之行，我所見到的，是那裏的華人，他們的社會組織，和中國的社會組織，完全一樣。我所見到的，是那裏的華人，他們的社會組織，和中國的社會組織，完全一樣。

SK-10745

4-7-23-100

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 10th day of March, 1978,

between

HAROLD W. BIALKOWSKY and MARGARET M. BIALKOWSKY, husband and wife,

hereinafter called the "seller," and

PATRICK J. KIRKPATRICK and JILL KIRKPATRICK,
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 East Half of the Northwest Quarter of the Northwest Quarter (E₁ NW₁ NW₁) of Section 23, Township 4 North, Range 7 E. W. M.;TOGETHER WITH an easement and right of way 30 feet in width for an access road and utilities over and across that portion of the north 30 feet of the south 50 feet of the West Half of the Northwest Quarter of the Northwest Quarter (W₁ NW₁ NW₁) of the said Section 23 lying easterly of the Syclo County Road.

The terms and conditions of this contract are as follows. The purchase price is TWENTY-FIVE THOUSAND and NO/100 FIVE THOUSAND and NO/100 ----- is \$25,000.00 Dollars, of which \$5,000.00 Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: The purchasers agree to pay the balance of the purchase price in the sum of Twenty-Thousand and No/100 (\$20,000.00) Dollars in monthly installments of Two Hundred Seventy-Two and No/100 (\$272.00) Dollars, or more, commencing on the 10th day of April, 1978, and on the 10th day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. The said monthly installments shall include interest at the rate of seven per-cent (7%) per annum computed upon the monthly balances of the unpaid purchase price, and shall be applied first to interest and then to principal. Purchasers agree, however, that they will neither exercise the deed release provision of this contract nor pay more than twenty-nine per-cent (29%) of the purchase price of this contract prior to January 1, 1979. Sellers agree to release by deed any portion of said premises not exceeding 5 acres on payment to the sellers in addition to the monthly installments specified the further sum of One Thousand Two Hundred Fifty and No/100 (\$1,250.00) Dollars per acre which shall be applied to reduce the remaining principal balance of this contract; provided however that purchasers will pay for all expenses (including Skamania County Planning Department requirements) involved in the deed release; and provided further that sellers will retain adequate access to the remainder of said premises.

Columbia Corp. Bank, Stevenson, WA. Branch

All payments to be made hereunder shall be made at _____ or at such other place as the seller may direct in writing.
As referred to in this contract, "date of closing" shall be March 10, 1978.

(a) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may be between prior and future buyers of record 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 made payment or agreed to pay same subject to any taxes or assessments now or hereafter in record, the purchaser agrees to pay the same before delinquency.

(b) The purchaser agrees that the purchase price is held in trust, to help the building, now and benefits placed on said real estate, including the actual cash value thereof, less or damage by fire, wind or water in a amount acceptable to the seller and for the period of six months, no interest may appear, and to pay all premiums thereon and to deliver all policies and renewals thereof to the seller and attorney to him and to make a part of his contract.

(c) The purchaser agrees that full in possession of said real estate has been made and that neither the seller nor his heirs shall be held to any covenant in respect of the condition of any improvements thereon until the purchase or sale of the same is either held to be void or breached or agreement for alterations, improvement, or repair unless the covenant is expressly named in or contained herein or in writing and attached to and made a part of this contract.

(d) 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 the part of said real estate taken for public use, the portion of the compensation award remaining after payment of reasonable expenses of removing the same shall be paid to the seller and applied in payment on the purchase price; but if the seller elects to allow the purchaser to apply all or a portion of such compensation toward the rebuilding or restoration of any improvements damaged by such taking, as rates of damage or destruction thereon are determined under the proceeds of such insurance remaining after payment of reasonable expenses of removing the same shall be deducted to the reduction of 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.

(e) 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 thereto, issued by Transamerica 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. Standard 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 contractual 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 (e) 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 payment 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 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:

 - (a) General taxes for 1978 which will be pro-rated as of March 10, 1978; and
 - (b) Easement for Pacific Crest Irr. granted to the United States of America dated August 23, 1977, and recorded August 24, 1977, in Book 73 of deeds, at page 390 under Auditor's File No. 44739, records of Snohomish County, Washington; and easements of record affecting the easement for access and utilities above described.

(c) 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 as long as purchaser is not in default hereunder. The purchaser agrees to keep the buildings and other improvements to said real estate in good repair and not to permit waste and to pay all or period the cost of their maintenance and repair purposes. The purchaser covenants to pay all services, taxes, assessments or charges which may be levied against said real estate services furnished to said real estate, taxes for the year in which the conveyance is made, and all other expenses of ownership.

In case the journal can't be made any longer, it will be given to the library or to another organization.

(13). Time is of the essence of this contract, and it is agreed that if any party fails to perform any condition or covenant he agrees to make any necessary arrangements to rectify such failure as soon as possible. The parties shall have the right to terminate this contract by giving notice in writing to the other party if any of the above conditions or any improvements placed upon the real estate which is to be sold by the vendor do not have right to re-enter and take possession of the said estate, and no claim can be made against the vendor for any damage or expense incurred by him in so doing.

Trade Policy The World Bank's role in trade policy has been limited by its focus on poverty reduction.

Q3. Upon completion of the audit work, the auditor may issue a report to the business. The auditor may choose to issue a formal audit report or a letter of assurance. Both types of reports are described below.

In the case above being tried at the present time, the defendant entered the dwelling house of the Plaintiff, John J. O'Farrell, the Plaintiff being away from home at the time, and the Plaintiff's wife, Mrs. O'Farrell, was at home.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of January, A.D. 1900.

Digitized by srujanika@gmail.com

（摘自《人民日报》1979年1月10日）

《詩經》《楚辭》和《古文真賞》

1996-1997 学年第二学期期中考试高二物理试题

¹ For a discussion of the relationship between the two, see the section on "Theoretical Models" below.

Transamerica Title Insurance Co.



④ 無害化處理工藝
⑤ 污泥處理工藝

Final test version of Element 10

11

卷之三

第 1 章 教师的三个维度

1996年1月
1996年2月
1996年3月
1996年4月

要吃肉食，才可使身体结实，但不可过量，以免生痰湿。

（二）在“三步走”战略的第二步，即到20世纪末实现国民生产总值比1980年翻一番，使人民的物质文化生活达到小康水平时，必须坚持党的基本路线，继续进行经济体制改革和政治体制改革。

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