

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

29
10100

THIS CONTRACT made and entered into this 11 day of May 1970
between Steve C. Pearce and Lavonne Pearce, Husband and Wife
and after called the "Seller," and Richard W. Danson and Aileen E. Danson, 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 same boundaries in **Sparta**, County, State of Washington.

Lot 2 of the Nordall and Pearce Short Plat, recorded December 12, 1977 in Book 2 of Short Plats, at pages 25 and 25-A, under Auditor's File No. 85437, records of Skamania County, Washington.

...and no/100.

\$11,400,000 (Dollar, of which)

Two Thousand and no/100 **2,000.00** I Oaths have
been taken. The instant amount is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

One Hundred and no/100 - 00.00 100.00
15th June 1978

and One Hundred and no/100 - - - - - \$100.00 Dollars
15th day of January, 1910, received by me, John C. H. Smith, for my services as a
notary public, for the sum of one hundred dollars, to be paid to me monthly until the balance of said
sum is paid, and the value of said one hundred dollars to be paid at the time of payment.

15th day of May 1978

This contract is to be cashed out in full within 5 years or less from date of
5802

16. The undersigned certifies that he has read the foregoing and that nothing therein contained is untrue or false; that he is the
17. undersigned and that he has signed it in his individual capacity and not as an officer, director, managing agent, trustee, fiduciary or in the
18. capacity of any corporation, partnership, association, trust, firm or other entity.

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION , TOWNSHIP EIGHT, RANGE EIGHT, LYING SOUTHWEST OF
THE POINT WHERE THE LINE OF THE ROAD FROM HANFORD APRIL 1, 1855, WENT PARTI-

(7) The seller agrees, upon receiving full payment of the purchase price (as herein referred to in this clause above specified), to execute and deliver to the purchaser a statutory warranty. **Fullfillment** -
part thereof being 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:

(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 all 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 bar or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all services, installation or construction, to gas for warmth, sewer, electrically, garbage or other utility services furnished to said real estate after the date purchaser entitled to possession.

(9) In case the purchaser fails to make any payment herein provided for 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 the purchaser to the seller's command, 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 of 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 extinguished, 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, with no waiver by the seller of the part of the purchaser that has constituted 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, addressed to the purchaser, to his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including but not limited to collect any payment required hereunder, the purchaser agrees to pay a reasonable attorney's fees and all costs and expenses in connection with such suit, which sum, shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to collect an adjudication of the termination of the purchaser's rights hereunder, and judgment is entered in favor of the purchaser, the seller shall bring suit to determine the condition of title at the date such suit is commenced, which suit 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.

Steve C. Pearce

SEAL

Lavonne Pearce

SEAL

Richard W. Stevenson

SEAL

X Edward Johnson

SEAL

STATE OF WASHINGTON

County of Skamania

On this day personally appeared before me **STEVE C. PEARCE AND LAVONNE PEARCE**,

to me known to be the individuals described in and who executed the within and foregoing instrument, and do declare that they signed the same as **Theirs**.

for themselves and no persons aforesaid mentioned

in my City under my hand and official seal this

17 day of May 1978

Wallace W. Jackson
Notary Public in and for the State of Washington
My Commission Expires November 1981
Stevenson, C.

51503

THIS SPACE RESERVED FOR REORDER'S USE
COUNTY OF SKAMANIA, WA

I HEREBY CERTIFY THAT THE WRITTEN

INSTRUMENT OF WHICH IS FILED BY

Steve C. Pearce

OF Stevenson, C. 1C-6

AT 4216 N 57 1/2 ST 1978

PAGE ONE OF ONE

RECORDED 5/18/78

IN THE SKAMANIA COUNTY, WA

CLERK'S OFFICE

COUNTY AUDITOR



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

REGISTERED	E
INDEXED / DIR.	E
INDIRECT	
RECORDED	
SEARCHED	
MAILED	

THIS SPACE RESERVED FOR REORDER'S USE
COUNTY OF SKAMANIA, WA
I HEREBY CERTIFY THAT THE WRITTEN
INSTRUMENT OF WHICH IS FILED BY
<u>Steve C. Pearce</u>
OF <u>Stevenson, C.</u> 1C-6
AT <u>4216 N 57 1/2 ST</u> 1978
PAGE ONE OF ONE
RECORDED <u>5/18/78</u>
IN THE <u>SKAMANIA COUNTY, WA</u>
CLERK'S OFFICE
COUNTY AUDITOR

The terms and conditions of this contract are as follows: The purchase price is **Eleven Thousand Four Hundred and no/100.**

411,400.00

One hundred and no/100 \$100.00 Canadian

On 15th day of June, 1970, we do hereby make

One Hundred and no/100 ----- \$100.00 1 Dollars

or more at purchaser's option, on or before his 15th day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to buy interest in the outstanding balance of said purchase price at

15th May 1979

Washington State Bank at Washougal, Washington

This contract is to be cashed out in full within 5 years or less from date of closing.

5902

卷之三十一

May 11, 1978

and the author's name, "John C. H. Steward," is written vertically along the right edge of the page.

and the *lateral* and *anterior* processes of the sacrum and coccyx are also present.

在這場大戰役中，我軍擊斬敵軍將領數十人，斬獲數百人，繳獲大量武器和裝備，取得了決定性的勝利。

在《中国青年报》上看到的，是关于“中国大学生就业难”的新闻。

For more information about the study, contact Dr. Michael J. Hwang at (319) 356-4000 or email at mhwang@uiowa.edu.

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在《新約全書》中，耶穌說：「我就是道路、真理、生命。」

and the Government of Ontario, through the Ministry of Natural Resources, are funding this study.

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在《新約全書》中，耶穌說：「我就是道路、真理、生命。」

For more information about the study, please contact Dr. Michael J. Hwang at (319) 356-4540 or via email at mjhwang@uiowa.edu.

10. The following table shows the number of hours worked by 1000 employees in a company.

1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

¹ See also the discussion of the relationship between the two concepts in the section on "The Concept of Social Capital."

THE POSITION OF THE GOVERNMENT CONCERNING THE PROPOSED CONSTRUCTION OF A HIGHWAY FROM THE RANGELAND MALL TO THE SOUTHERLY END OF STATE ROAD 1, AS ESTABLISHED AND TRAVELED APRIL 1, 1931, THIS DAY.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUADRANT OF THE SAID SECTION; THENCE EAST 15° 30' FEET TO
THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUADRANT
OF THE SAID SECTION; THENCE NORTH 75° 00' FEET; THENCE NORTH 89° 00'
WEST 15° 30' FEET; THENCE NORTH 75° 00' FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS 107 - OF THE HEDDALL AND PEARCE SHORT PLAT, RECORDED
JULY 17, 1896, IN BOOK 11 OF SHORT PLATS, AT PAGE 25 AND "A,
UNDER ADDITION FILE NO. 107, PLACES OF SEAMANIA COUNTY, WASHINGTON.

in case of such default.

(110) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to complete 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 by 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 party set forth above (not known to the seller).

(111) Upon seller's election to bring suit to enforce any covenant of this contract, including but not limited to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum for 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 for attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the question 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.

Steve C. Penne

(SEAL)

Lavonne Penne (SEAL)

Richard W. Hansen

(SEAL)

S. Baldwin Damon

(SEAL)

STATE OF WASHINGTON,

County of SKAMANIA

On the day personally appeared before me STEVE C. PENNE AND LAVONNE PENNE,

and known to be the individuals 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

17 day of MAY 1978

Wallace W. Alley,
Notary Public in and for the State of Washington
residing at Stevenson

363603



SAFECO TITLE INSURANCE COMPANY

Filled for Record at Request of

REGISTERED	E
INDEXED: DIR.	E
INDIRECT:	
RECORDED:	
COMPARED:	
MAILED:	

NAME

ADDRESS

CITY AND STATE

THIS SPACE RESERVED FOR RECORDER'S USE

COUNTY OF SKAMANIA	
I HEREBY CERTIFY THAT THE WITHIN	
INSTRUMENT OR COUNTERFILED BY	
SHEILA J. HALL CO.	
OF SAFFORD TITLE CO.	
AT 216 1/2 - 5-17 1978	
JAS F. COOPER 54	
RECEIVED	
RECORDED	
SEARCHED	
INDEXED	
SERIALIZED	
FILED	
CLERK OF COURT, COUNTY, WASH.	
CITY OF PUYALLUP, COUNTY AUDITOR	
RECORDED	