

WI - 217

OPTION



KNOW ALL MEN BY THESE PRESENTS, That Harold B. Connett, a single man, hereinafter called owner, in consideration of Dollars (\$500.00) to owner paid by Fred J. LaRue & Elizabeth J. LaRue, husband & wife, hereinafter called the purchaser, has given and granted and does hereby give and grant unto the said purchaser, his executors, administrators and assigns, the sole, exclusive and irrevocable option to and including midnight on 15th day of January, 1979, to purchase the following described property in the County of Skamania, State of Washington Zip to-wit: Starting at an iron pipe at the Southeast forty corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28 T 2N R 5 E Wm. and run S00° 30' 37" E for 778.40' to a pipe, run N 71° 24' 55" W for 724.27' to a pipe, run N 2° 08' 10" E for 544.65' to a pipe set at the Southwest corner of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28 then run along south line of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28 N 89° 42' 54" E for 659.28' to point of beginning. Contains 10.234 acres more or less.

at and for a purchase price of Twenty Four Thousand Dollars (\$ 24,000.00.) payable at the following times, to-wit: \$4,500.00 or 23,500.00 at the time the purchaser elects to purchase said property, said sum to be paid not later than the date above fixed for the expiration of this option; \$500.00 of said purchase price to be paid on or before Aug 24 1978 and the balance to be paid as follows, to-wit: CASH UPON CLOSING OR LAND CONTRACT OF \$19,990.00 dollars payable as follows: not less than \$200.00 dollars per month including interest of nine and one half (9 $\frac{1}{2}$) percent on unpaid contract balance.

Within five (5) days after the purchaser elects to exercise this option and makes the first payment above provided, owner agrees to furnish said purchaser title insurance prepared by a reputable title insurance company insuring in the amount of said purchase price good marketable title in the owner free and clear of all incumbrances whatsoever excepting only as hereinafter stated. The purchaser shall have 20 days after the delivery of said title insurance in which to examine same, and owner is to have thirty (30) days after written notice of defects is delivered to owner to remedy same.

Upon the payment of said purchase price, owner agrees to convey the above described property to the said purchaser by a good and sufficient deed containing covenants of general warranty, said property to be conveyed free of all incumbrances of every nature and description except restrictions and reservations of RECORD.

Owner further covenants and agrees to and with the said purchaser and to and with his heirs and assigns, that the undersigned are the owners of said property and have a valid right to sell and convey the same and to contract so to do.

Time is of the essence of this contract, and should the said purchaser fail for any reason whatsoever to elect to purchase said property on or before the expiration of the time above stated, then this contract shall be absolutely null and void and of no further force or effect.

DATED July 31, 1978
Harold B. Connett OWNER
 HAROLD B. CONNETT OWNER
 STATE OF CALIFORNIA, County of ORANGE, 1978



Personally approved the within named Harold B. Connett

and acknowledged the foregoing instrument to be his voluntary act and deed.

ISSUED BY YVONNE ALCALÁ Before me: Yvonne Alcalá
 Notary Public for Orange County. My Commission Expires 1-20-80
 My Commission Expires Jan. 20, 1980