

OPTION AGREEMENT

Received of LEE C. CANTWELL and PATRICIA E. CANTWELL, husband and wife, hereinafter referred to as purchaser, by GEORGE F. CHRISTENSEN and ANN CHRISTENSEN, husband and wife, Owners, Four Hundred Fifty and no/100 Dollars (\$450.00) for which purchaser is hereby given and granted the exclusive option to purchaser the real property situated in the County of Skamania, State of Washington, and described as follows:

P.E.C. and A.C.
Lots 1A of THE SECOND ADDITION TO HILL CREST ACRE TRACTS, According to the official Plat thereof on file and of record at Page 100 of Book "A" of Plats, records of Skamania County, Washington.

SUBJECT TO Restrictive Covenants of record.

This option is given on the following terms and conditions:

P.E.C. and A.C.
1. The entire purchase price to be paid for the real property is Seven Thousand Five Hundred and no/100 Dollars (\$7,500.00) per lot. If the option is exercised as herein provided the sum paid by purchaser, as hereby acknowledged, shall/shall not be applied on the purchase price.

2. The option shall expire at 6:00 P.M., February 12, 1979, unless sooner exercised.

3. The option shall be exercised by paying or tendering to the undersigned the entire balance of the purchase price, in cash, lawful money of the United States, cashier's check, or valid personal check of the purchaser. "Paying or tendering to the undersigned" shall mean depositing in escrow as provided for herein.

4. An escrow shall be opened with Stephen Lytsell, Attorney, of Stevenson, Washington, upon purchasers' exercise of this option. All necessary documents shall be delivered to the escrow agent and all payments required hereunder, including payment of the balance of the purchase price, shall be made to escrow agent. Seller and purchaser shall execute such escrow instructions, not inconsistent with the terms of this option, as may be requested by the escrow

agent from time to time.

Taxes and assessments for the current year shall be prorated between the parties as of the date of closing. Closing costs shall be paid 1/2 by each party.

The sale transaction shall close when the escrow agent is able to comply with the provisions hereof. If closing is not accomplished within 30 days from the date of exercise of this option or such extended period thereafter, not to exceed 60 days, as provided for by escrow instructions, at the election of either party the escrow shall be terminated, and all deposits made on the account of the purchase price and instruments deposited in escrow shall be returned to the respective parties entitled thereto.

5. If this option is not exercised the sum paid by purchaser herewith shall be retained by owner.

6. Seller shall pay a commission to COLUMBIA UNITED PROPERTIES, INC. in the event this option is exercised by the purchaser, on the further condition that sale hereunder is consummated and the purchase price paid as herein provided. The commission shall be 10 (Ten) per cent of the purchase price, and shall be payable at close of escrow.

Dated August 16, 1978.



Ann Christensen
Lee C. Cantwell
Patricia E. Cantwell

STATE OF WASHINGTON)
) ss
 COUNTY OF SKAMANIA)

On this 16th day of August 1978, personally appeared before me LEE C. CANTWELL, PATRICIA E. CANTWELL, GEORGE CHRISTENSEN and ANN CHRISTENSEN, known to me 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 16th day of August, 1978.

Janet L. Lytelle
 NOTARY PUBLIC in and for the
 State of Washington, residing
 at Stevenson.