



BOOK 76 PAGE 623

between **WILLIAM A. DRURY** and **ROSSETTA M. HOLLENBERRY DRURY**, husband and wife
hereinafter called the "decedent" and
hereinafter called the "survivorship,"
CHARLES R. HAFFORD, a single man, and **WINONA J. MANKER**,
a single woman, as joint tenants with right of survivor-
ship, and not as tenants in common.

Lots 16, 17, 18, and 19 of Block Two of BOYD'S AND WILKINSON'S ADDITION TO THE TOWN OF CARSON, according to the official plat thereof on file and of record at page 36 of Book A of Plats, records of Skamania County, Washington.

TOGETHER WITH the Easterly 40 feet of vacated Wilkinson Street attaching to Lots 13 & 19 and to the Southerly 40.76 feet of Lot 17.

Twenty-Five and no. 100 ----- 225.00

25th May 79

Date of possession to be on or before July 5, 1979.

(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 fulfillment deed, and not make, execute any part thereof hereafter 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:

Easement for vehicle turnaround adjacent to County Road known and designated as Wilkinson Street, which easement is here fully described in instrument dated May 25, 1979, recorded June 2, 1978, under Auditor's File No. 86498 records of Skamania County, Washington.

(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 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 use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided 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 purchaser on seller's demand, 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 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 on 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 paid, return receipt requested, directed 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 suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as 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 any 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 as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition 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.



Rossetta M. Hollenberry Drury
ROSSETTA M. HOLLENBERRY DRURY (SEAL)

William A. Drury
WILLIAM A. DRURY (SEAL)

Charles R. Hafford
CHARLES R. HAFFORD (SEAL)

Winona J. Manker
WINONA J. MANKER (SEAL)

STATE OF WASHINGTON

County of Skamania

On this day personally appeared before me Rossetta M. Hollenberry Drury and William A. Drury to me known to be the individual designated in and who executed the within and foregoing instrument, and acknowledged that

they signing 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 25th day of May, 1979.

Stephen G. Stevenson
Notary Public in and for the State of Washington
Residing at Stevenson

No. 6774
TRANSACTION EXCISE TAX

MAY 27 1979
Amount Paid \$225.00

Skamania County Treasurer
By *William J. Rasmussen*



SAFECO

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

REGISTERED	INDEXED
SORTED	FILED
MAY 27 1979	
COUNTY CLERK	

THIS SPACE RESERVE FOR RECORDER'S USE

COUNTY OF WASHINGTON	
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING IS TRUE AND CORRECT.	
<i>Steve Sytard</i>	
<i>Stevenson, Wa</i>	
11:45 AM May 31 1979	
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DEED AT PAGE 623	
COUNTY OF SKAMANIA, WASH.	
<i>Sgt. Todd</i>	
COUNTY CLERK	
<i>Stevenson</i>	