



89322

REAL ESTATE CONTRACT
(FORM A-1964)

BOOK 77 PAGE 441

K-172
1-29-402

THIS CONTRACT, made and entered into this 15th day of OCTOBER, 1979

between J. D. FITZGERALD and JUANITA FITZGERALD, husband and wife

hereinafter called the "seller," and DONALD R. JOHNSON and MYRNA R. JOHNSON, 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 330 feet of the North 660 feet of the Northwest quarter of the Northwest quarter of Section 9, Township 1 North, Range 5 East of the Willamette Meridian, lying Southerly of State Road 120, formerly Secondary State Highway No. 8-B

SUBJECT TO: Perpetual easement and right-of-way for electric power transmission lines recorded October 6, 1932, under Auditor's File No. 18242; and, Right-of-way acquired by the State of Washington for Secondary State Highway No. 8-B, as recorded April 27, 1938 at page 48 of Book 27 of Deeds, under Auditor's File No. 25558.

The terms and conditions of this contract are as follows: The purchase price is FOURTEEN THOUSAND AND NO/100-----

(\$14,000.00---) Dollars, of which

FOUR THOUSAND AND NO/100----- (\$4,000.00---) Dollars have been paid. The receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

ONE HUNDRED AND NO/100----- (\$100.00---) Dollars,

or more at purchaser's option, on or before this 15th day of November, 1979,

and ONE HUNDRED AND NO/100----- (\$100.00---) Dollars,

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

rate of ten (10) per cent per annum from the 15th day of October, 1979, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.

All payments to be made hereunder shall be made at Clark County Branch, Seattle First National Bank or at such other place as the seller may direct in writing.

It is hereby agreed and understood that Purchaser is to pay cost of setting up and maintaining said collection account to be established at Clark County Branch, Seattle First National Bank. It is further agreed and understood that purchaser is to pay future taxes as they become due. In the event said taxes are not paid when due, Seller may pay said taxes, and add any amount so paid to the principal balance of this contract.

NOTWITHSTANDING THE AFOREMENTIONED PAYMENT TERMS OF THIS CONTRACT, THE PURCHASER AGREES TO PAY IN FULL, THE ENTIRE REMAINING PRINCIPAL BALANCE, TOGETHER WITH ANY ACCRUED INTEREST OWING SELLER, WITHIN FIVE (5) YEARS FROM DATE OF CLOSING.

As referred to in this contract, "date of closing" shall be October 15, 1979.

(1) The purchaser assumes and agrees to pay all taxes and assessments that may be as between grantor and grantor hereafter become due on said real estate, and if any of these things, the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to pay any such thing, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before their maturity.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and theft in a company acceptable to the seller and for the seller's benefit, as the interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvement, thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards or 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 any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a third person's action, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be directed, to the restoration or 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.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser a policy of title insurance in standard form or a commitment therefor, issued by SARICO 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. Printed 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 convenience hereunder is to be made subject; and

c. Any existing contract or contracts under which seller is purchasing and 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 (5) shall be deemed a defect in seller's title.

(6) If seller's title to said real estate is subject to an existing mortgage 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 to the seller under this contract.

This contract is in compliance with Clark County and Washington State laws.

(7) The seller, prior, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a satisfactory warranty.

Fulfillment deed to said lot can be, extending any part thereof hereafter a lien 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:

Perpetual easement and right-of-way for electric power transmission lines recorded October 6, 1931, under Auditor's File No. 18242; and, right-of-way acquired by the State of Washington for Secondary State Highway No. 8-B, as recorded April 17, 1938 in page 48 of Book 27 of Deeds, under Auditor's File No. 15558.

(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 taxes, fire insurance 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 this 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 in or through 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 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 pre-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 a 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 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 as attorney's fees and all costs and expenses in connection with such suit, and also if a reasonable cost of maintaining 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 aforesaid have executed this instrument as of the date first written above.

TRANSACTION EXCISE TAX

OCT 24 1979

Amount Paid... \$140.00

Skamania County Recorder

By: *[Signature]*

STATE OF WASHINGTON,

County of Clark

On this day personally appeared before me *John R. Johnson and Myrna R. Johnson* to my knowing to be the individual *John R. Johnson and Myrna R. Johnson* 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

October, 1979

[Signature]
Notary Public in and for the State of Washington
Residing at Vancouver

STATE OF WASHINGTON,

County of Clark

On this day personally appeared before me *J. D. Fitzgerald and Juanita Fitzgerald*

to his knowing to be the individual *J. D. Fitzgerald and Juanita Fitzgerald* described in and who executed the within and foregoing instrument and acknowledged to me that they signed the name as their free and voluntary act and deed for the purposes therein mentioned.

GIVEN under my hand and official seal this *21st* day of *October*, 1979

[Signature]

Notary Public in and for the State of Washington, residing at *Tacoma, Washington*

TL-101 (7-79)

SAFECO Title Insurance Company - ACKNOWLEDGMENT - ORDINARY

CITY AND STATE OF WASHINGTON

RECORDED