

REAL ESTATE CONTRACT

THIS AGREEMENT, made and entered into this 12th day of July, 1979, by and between STEVENSON-CARSON SCHOOL DISTRICT NO. 303, hereinafter called the Seller, and the SKAMANIA COUNTY HISTORICAL SOCIETY, a non-profit corporation of the State of Washington, hereinafter called the Purchaser,

WITNESSETH: That the Seller agrees to sell all its' interest, and the Purchaser agrees to purchase all Seller's interest, in and to the following described real estate, with the appurtenances thereon, to-wit:

Beginning at the northwest corner of the Northeast Quarter (NE4) of Section 25, Township 3 North, Range 7 E.W.M.; thence 10 rods South; thence 16 rods East; thence 10 rods North; thence 16 rods West to the place of beginning, containing one (1) acre

situated in Skamania County, State of Washington, on the following terms: the total purchase price is ONE THOUSAND, THIRTY-FIVE and no/100 DOLLARS (\$1,035.00) of which the sum of TWO HUNDRED DOLLARS (\$200.00) has this day been paid by Purchaser, the receipt whereof is hereby acknowledged by Seller, and the balance of EIGHT HUNDRED, THIRTY-FIVE and no/100 DOLLARS (\$835.00) is to be paid in the amounts and at the times stated as follows:

The sum of \$200.00 shall be due and payable within one (1) year from the date hereof; that is the 12th day of July, 1980, with like amounts payable on the same date of each year thereafter for a period of three (3) years; that any remaining balance at the end of the fourth year of this contract shall be paid on the 12th day of July, 1984. Interest on all deferred payments shall be computed from the date of this agreement at the rate of 7% per annum and shall be paid on each principal paying date. Purchaser may make larger payments at any time, or pay the contract in full, and interest shall immediately cease on all payments so made.

It is agreed that Purchaser shall have possession of said premises from the 12th day of July, 1979, provided that all the terms and conditions of this agreement are fully complied with.

Purchaser agrees to pay all taxes and assessments legally levied against said property subsequent to this date, before the same shall become delinquent.



Purchaser also agrees to assume all hazards of damage to or destruction of any improvements on said premises and not to use the premises for any illegal purpose.

The Purchaser agrees that a full inspection of the premises has been made and that neither the Seller nor assigns shall be liable under any covenants respecting the condition of the premises or for any agreement for alterations, improvements or repairs unless the covenant or agreement relied upon is in writing and is attached to and made a part hereof.

The Seller agrees, on full payment of the purchase price and interest in the manner hereinbefore specified, to execute and deliver to Purchaser a Warranty Deed to the real estate, excepting any part which may hereafter be condemned, free and clear of encumbrances, except those mentioned herein and any that may accrue hereafter through any person other than the Seller.

Time is of the essence of this agreement. If the Purchaser shall fail to comply with or perform any covenants or agreement hereof promptly at the time and in the manner herein required, the Seller may elect to declare a forfeiture by written notice to the Purchaser, and at the expiration of thirty days thereafter this agreement shall be at an end and null and void if in the meantime the terms of this agreement have not been complied with by the Purchaser. In such event and upon Seller doing so, all payments made by the Purchaser hereunder and all improvements placed upon the premises shall be forfeited to the Seller as liquidated damages, and the Seller shall have the right to re-enter and take possession. Service of all demands and notices with respect to such declaration or forfeiture and cancellation may be made by registered mail at the following address: 3Cliff Crawford, President, Skamania County Historical Society, Box 396, Stevenson, WA 98648, or at such other address as Purchaser shall indicate to the Seller in writing.

In the event of the taking of any part of the property for public use, or of the destruction of any of the improvements on the property by fire or other casualty, the moneys received by reason

thereof shall be applied as a payment on account of the purchase price of the property, less any sum which may be required to be expended in procuring such money, or to the rebuilding or restoration of the premises.

The payments called for herein are to be made at the Office of the Skamania County Treasurer, Stevenson, Washington 98548.

IN WITNESS WHEREOF, the parties hereto have signed this instrument in duplicate the day and year first above written.

STEVENSON-CARSON SCHOOL DISTRICT NO. 303)

by: Emelia E. Robinson)
Kathryn E. Brady)
Patricia Anderson)
Robert M. Talent)

SELLER

(SEAL)

SKAMANIA COUNTY HISTORICAL SOCIETY)

by: Cliff Crawford)
 President)
Carol Bajema)
 Secretary)

PURCHASER

6963

(SEAL)

TRANSACTION EXCISE TAX

AUG 27 1979

Amount Paid Exact

Skamania County Treasurer

By Beverly J. Phillips

STATE OF WASHINGTON)
) ss.
 County of Skamania)

On this 12th day of July, 1979, before me personally appeared Emelia E. Robinson, Kathryn E. Brady, Patricia Anderson, and Robert M. Talent, to me known to be a majority of the Board of Directors of STEVENSON-CARSON SCHOOL DISTRICT NO. 303, the corporation executing the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Virginia J. Tate
 Notary Public in and for the State of Washington, residing at Stevenson

