



90123

**REAL ESTATE CONTRACT
(FORM A 1964)**

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became WILL W. POPPE/HAGEN, a single man,
responsible for his own care and
support, and wife, MICHAEL J. SOUTHBARD and LORINDA L. SOUTHBARD,
husband and wife.

SELLER'S AGENT: That the seller agrees to sell for the purchaser and the purchaser agrees to purchase from the seller the following described real property, the property being described as follows:

Lot 17, Block 8, Plot of Relocated North Sunnerville, recorded in Book "B" of Plats, Page 16, under Auditor's File No. 84426. Also recorded in Book "B" of Plats, Page 12, under Spokane County File No. 84426, Records of Spokane County, Washington.

This image is a high-contrast, black-and-white scan of a textured surface. A prominent, thin, diagonal line runs from the bottom left towards the top right. In the upper left quadrant, there is a large, dark, irregular shape that resembles a circle or a hole. The rest of the image is filled with a dense, granular texture, likely representing a material like sand or gravel.

Worried about your privacy? Don't be. We've got you covered. Our privacy policy is simple: We collect as little information as possible, and we use it only to provide you with the services you've asked for. We never sell or share your personal information with anyone else, and we'll never use it for anything other than what you've asked us to do. So you can rest assured that your privacy is safe with us.

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(8) The seller agrees, upon receiving full payment of the purchase price and interest to the purchaser upon the date of closing and delivery of title, to convey to the purchaser a fee simple absolute title to the real estate described in the instrument, subject to the following:

None

(9) 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, 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.

(10) In case the purchaser fails to make any payment herein provided for 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.

(11) 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 hereinabove set forth 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.

Served upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights to be made by United States Mail, postage pre paid, return receipt requested, directed to him at his address last known to the seller.

(12) 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 sum 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 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 sum 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.

MILO W. POPPENHAGEN

(SEAL)

MICHAEL J. SOUTHDARD

(SEAL)

LORINDA L. SOUTHDARD

(SEAL)

(SEAL)

STATE OF WASHINGTON,

County of Skamania

On this day personally appeared before me
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that

he signs the same as his true and voluntary act done
for the uses and purposes therein contained.

GIVEN under my hand and official seal this 20th day of December, 1973.

John Stevenson
Secretary of State for the State of Washington
Attala, Stevenson



SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

KAMP

ADORES

CITY AND STATE

STATE OF WASHINGTON
THESE RECORDS ARE FOR OFFICIAL RECORDING USEI HEREBY CERTIFY THAT THE ATTACHED
ENCLOSURE IS A TRUE COPY OF THE
MORTGAGE OF WINTHROP FILED BYDR. MILTON W. POPPENHAGEN
AND MICHAEL J. SOUTHDARD
AND LORINDA L. SOUTHDARD