

THIS CONTRACT, made and entered into this 1st day of January, 1980  
between SAMUEL H. SHARP and MARY VIRGINIA SHARP,  
husband and wife,

hereinafter called the "seller," and  
BROUGHTON LUMBER COMPANY, a Washington Corporation,  
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:

Lots Two and Four ( 2 & 4 ) Block Three( 3 ) Manzanita Orchard Tracts which are the Northwest Quarter of the Northeast Quarter of the Northeast Quarter ( NW<sup>1/4</sup> NE<sup>1/4</sup> NE<sup>1/4</sup> ) and Southeast Quarter of the Northeast Quarter of the Northeast Quarter ( SE<sup>1/4</sup> NE<sup>1/4</sup> NW<sup>1/4</sup> ) in Section 10, Township 3 North, Range 9 East, W.M.

The terms and conditions of this contract are as follows: The purchase price is Seventy Thousand,

Five Hundred and Twenty and no/100ths is 70,500 dollars, of which Twenty-one Thousand and no/100ths (\$ 21,000 ) shall have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

PAYMENT 1/1980*	INTEREST 2% ( Down Payment )	PRINCIPAL \$ 21,000	PRINCIPAL BALANCE	
			9 1/2 %	\$ 49,520
1/1980	2,000	4,704	1,295	48,224
1/1980	2,000	4,581	1,419	46,805
1/1980	2,000	4,446	1,554	45,251
1/1980	2,000	4,303	1,701	43,550
1/1980	2,000	4,157	1,863	41,687
1/1980	2,000	3,990	2,010	39,677
1/1980	2,000	3,766	2,234	37,443
1/1980	2,000	3,554	2,466	34,987
1/1980	2,000	3,342	2,676	32,311
1/1980	2,000	3,087	2,932	29,379
	\$ 81,000	\$ 39,436	\$ 41,164	
				\$ 29,379

BALANCE OF PRINCIPAL DUE 1/1980

\$ 29,379

The purchaser will manage the forest of said real property in accordance with present logging practices.

All payments to be made hereunder shall be made at or at such other place as the seller may direct or written.

As referred to in this contract, "date of closing" shall be January 1, 1980.

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate, and if by the terms of this contract the purchaser has assumed payment of any mortgage, deed of trust, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to any taxes or assessments now or hereafter on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the building now and hereafter placed on said real estate insured to its actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his 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 improvements 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 of damage to or destruction of any improvements now on said real estate or heretofore 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 indemnification award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment in the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such indemnification award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted 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 at the purchase price.

