



REAL ESTATE CONTRACT

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THIS CONTRACT IS HEREBY RECORDED THIS DAY OF SEPTEMBER, 1960.

between ANGUS W. ISCH and ELINA ZECH, husband and wife,
hereinafter called the "spouse," and JOHN J. SHARPEZI and MAX J. MAIFLES, husband and wife,

SWITZERLAND - But the other parties to call to the court that said the counterman agreed to withdraw from the following year.

A tract of land located in the Northeast Quarter (SE₁) of Section 17, Township 3 North, Range 3 E.M.R.R., described as follows: Beginning at a point 30 feet east and 200 feet north of the quarter corner on the south line of the said Section 17; thence east 113.5 feet; thence north 113.5 feet; thence west 113.5 feet; thence south 113.5 feet to the point of beginning;

Said tract being also designated as Lot 2 of Morris W. Eash's Show Flat recorded at page 53 of Book 1 of Short Plots under Auditor's File No. 53315, Records of Skamania County, Washington.

and ONE HUNDRED and No/100 - is \$100.00 Dollars
a notice at purchaser's option, on or before the 1st 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 diminishing balance of said purchase price at the
rate of 1% (one percent) per cent per annum from the 1st day of October, 1980,
such interest will be deducted from each monthly payment and the balance of each payment applied in reduction of principal.
All documents to be made, verifications shall be made at P. O. Box 336, Carson, Washington 98340.

All payments to be made, unless otherwise directed, at the place where the bill is drawn or at such other place as I may direct by notice in writing.

As indicated on this document, date of closing: October 1, 1980

1.1 The customer guarantees that he will pay before the commencement of the work and assessments that may arise between contractor and grantee for services rendered or materials supplied and is by the terms of this contract to purchase the assumed payment of any amounts due, contract or otherwise, to the contractor by reason of his agreed to purchase sufficient to, any losses or assessments now or hereafter made on real estate, the contractor shall be entitled to set off the same against any amount due.

21 The participant agreed with the proposal to keep the building name, and therefore agreed to have the plaque removed from the building face and whereabouts in a company town under the condition that the plaque would be replaced in the future.

(b) The purchaser agrees that, failing to pay the amount due under this agreement, he will be in default in respect of his obligations under this agreement and the seller may exercise all or any of said rights, remedies and powers available to him by law or otherwise.

(4) The purchaser agrees that he or she agrees to or destruction of any improvement it now or will make on the 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 diminution of the consideration in case any part of said real estate is taken for public use. No portion of the consideration agreed remaining after payment of reasonable expenses of preparing the same shall be due to the seller and agreed to pay over to the purchaser prior hereto unless the same is due to allow the purchaser to apply it as a part or parts of such consideration toward the returning or reconstructing of any improvement which it may affect, by means which, in case of damage or destruction, to a part thereof agreed, the proceeds of such insurance remaining after payment of the reasonable expense of preparing the same shall be applied to the repair, use or replacing of such improvement; and if a reasonable amount of the same is not sufficient to cover the cost of repairing, using or replacing such improvement, the seller shall be entitled to sue for the balance.

REVIEW OF THE 1993 PERSPECTIVE STATEMENT
1993 This section discusses the 1993 Perspective Statement, which was developed by the Board of Directors of the Association of State Planning Agencies.

- a. Provided general oversight and monitoring its local policies, forms;
 - b. Ensure or arrangements which say, in terms of this contract, the customer is to assume, or as to which the customer has under its sole authority; and
 - c. Any written documents or contracts up to which relating to, or defining particular areas, and any instructions or other information, which either a. This reference applies to any, or all, or part of the services or this agreement, it shall apply, by descriptive letters in parentheses.

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(1) The seller agrees upon receiving full payment of the purchase price of the property, as the manner above specified, to execute and deliver to the buyer a written warranty, **"PAID IN LIEU OF"**, **"deed to said real estate, including any** **paid taxes"** **deed 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:**

(a) General taxes for 1980 which will be pro-rated between the parties as of October 1, 1980.

(b) Unless a different date is specified for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession of said real estate until the purchase of the buildings and other improvements on said real estate is paid in full and not to permit same and not to use, or permit its use, on the real estate for any illegal purpose. The purchaser covenants to pay all taxes, registration or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate if the seller or purchaser is entitled to possession.

(c) 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 other 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, and without prejudice to any other right the seller might have by reason of such default.

(d) This 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, summand 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 or the part of the purchaser shall be construed as a waiver of a subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchase 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.

(e) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment incurred 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 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 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.

Norris W. Eskin

(SEAL)

Edna Eskin

(SEAL)

John J. Sharples

(SEAL)

Mary J. Sharples

(SEAL)

STATE OF WASHINGTON,

County of SKAGAUMA

On this day personally appeared before me

to me known, to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that

they

were the same as

that,

true and voluntary act and deed,

for the uses and purposes therein mentioned.

GIVEN under my hand and seal this 20th day of September 1980.

Robert J. Baldwin

Notary Public - and for the State of Washington

residing at Stevenson, Washington



SAFECO TITLE INSURANCE COMPANY
100 5th Avenue, Seattle, Washington 98101 • 223-9610

Filed for Record of Recruit of:

NAME John J. Sharples

ADDRESS P.O. Box 812

CITY AND STATE SATCHEL, PENNSYLVANIA 16051

REGISTRATION NO.	100-0000000000000000	
EXPIRE. BY	1981	
AMOUNT	\$100,000.00	
DEPOSITS	\$100,000.00	
COMPANY	SAFECO TITLE INSURANCE COMPANY	
STATE	PA	
THIS RECORD IS FILED IN BOOK 72		
AT PAGE 72		
RECORD OF PAYMENT SECURITY TAKEN		
DRAFTED		
COUNTY CLERK		