

A G R E E M E N T

THIS AGREEMENT, made and entered into this 13th day of

September, 1981, by and between MARTHA E. LEHMANN, a single person, hereinafter called the "seller", and WALTER BROST and DONA BROST, husband and wife, hereinafter called the "purchasers",

WITNESSETH:

WHEREAS, the purchasers have purchased from the seller a certain parcel of real estate located in Skamania County, State of Washington, more particularly described as follows:

Martha Lehmann Short Plat #2, Parcel 1: Beginning at a point on the westerly right-of-way of the Packard-Larson Road 30 feet from the centerline of said road, said point being N 00-28-53 W a distance of 784.77 feet and S 89-31-07 W a distance of 165.00 feet from the southeast corner of Section 15, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington; thence S 63-34-52 W a distance of 150.00 feet to a 5/8" x 30" iron rod; thence S 09-02-29 E a distance of 154.22 feet to a similar iron rod on the northerly right-of-way of the Packard-Larson Road as detailed on the Skamania County Engineer's map of the Cemetery Cut-Off Road; thence N 53-19-07 E a distance of 49.34 feet to a similar iron rod; thence N 45-28-45 E a distance of 91.30 feet to a similar iron rod; thence N 02-28-35 E a distance of 125.67 feet to the point of beginning. Containing 17,660 sq. ft. more or less.

AND, WHEREAS, the purchasers have paid the seller in full for said property; and

WHEREAS, the seller is purchasing said property under a Real Estate Contract of Sale on which there remains an unpaid balance; and

WHEREAS, seller wishes to provide purchasers some security in the event seller does not make her payments under said Real Estate Contract of Sale, securing the purchasers with a remedy which would protect them from losing their property upon which they have now made substantial material improvements in the form of a home; now, therefore

THE PARTIES HERETO AGREE AS FOLLOWS:

1. In the event the seller is in default under that certain Real Estate Contract of Sale dated the 21st day of March, 1977, by and between PHYLLIS J. EVERETT, a single person, as her sole and separate estate, surviving spouse of EDWIN R. EVERETT, and also ap-



Transaction in compliance with County sub-division ordinances
Skamania County Assessor - By: *

pearing of record as PHYLLIS J. ENGLISH, as seller, and MARTHA E. LEHMANN, a single person, as purchaser, said contract having been recorded under Auditor's File No. 83828 at Book 72, Page 494, on April 6, 1977, records of Skamania County Auditor, a copy of which is attached hereto and by this reference incorporated herein, the said MARTHA E. LEHMANN agrees to sell said contract to the purchasers hereunder for such amount as equals the unpaid balance of both principal and interest owing thereon and said purchasers shall have the option of paying said contract off and receiving a fulfillment deed therefore in their names alone.

2. This agreement shall be binding upon the parties heirs and assigns and shall only be in full force and effect if and only if MARTHA E. LEHMANN is in default and there is a substantial risk of a forfeiture of the aforementioned contract by her seller.

IN WITNESS WHEREOF, we, the undersigned, have hereunto set our hands and seals the day and year first above written.

Martha E. Lehmann
 MARTHA E. LEHMANN - Seller

Walter Brost
 WALTER BROST - Purchaser

Dona Brost
 DONA BROST - Purchaser

STATE OF WASHINGTON)
) ss.
 County of Skamania)

On this day personally appeared before me MARTHA E. LEHMANN, WALTER BROST and DONA BROST, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as th ir free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of September, 1981.

Robert J. Shimann
 Notary Public in and for the State of
 Washington, residing at Stevenson
Underwood

8472

No. _____
TRANSACTION EXCISE TAX

OCT 14 1981

Amount Paid \$ 85.00 plus
\$ 1.70 penalty

Skamania County Treasurer

By *William J. Carmichael Dep*