

72377

BOOK J PAGE 278

OWNER'S
EARNST MONEY RECEIPT

Toutle, Washington, ~~1970~~ July 31, 1970

RECEIVED OF Ralph Warren, his successors and assigns

hereinafter mentioned as the Purchaser,

the sum of One Hundred Dollars (\$100.00) Dollars

as earnest money and in part payment for the purchase of the following described real estate situated in the
~~Washington State~~ Washington State County of Skamania State of Washington, and more particu-

larly described as follows to-wit:

All that real and personal property known as, and comprising, the Spirit Lake Lodge; legally described as: That area in the SE 1/4 of the NE 1/4 of Sec. 16, township 9 north, range 5 EAST, between the Spirit Lake Highway No. 405 on the northerly boundary and the centerline of the Toutle River on the Southerly Boundary; the west line of said SE 1/4 of NE 1/4 on the west and main road on the Easterly boundary. Containing 3 acres more or less.

which we have this day sold to the said Purchaser

for the sum of Thirty Seven Thousand Dollars (\$37,500.00) Dollars

on the following terms, to-wit: The sum of One Hundred Dollars

(\$ 100.00) Dollars, as hereinabove received for; and

the balance of Thirty Seven

Thousand Four Hundred (\$37,400.00) Dollars payable

at \$350.00 per month, beginning with first payment on September 15, 1970 and a like payment each succeeding month on the 15th day till such date the total sale price of \$37,400.00 shall have been paid; the rate of interest to be paid at 7 1/2% per annum.

Purchaser at his election may reduce above sale price by payment of \$12,500.00, conditioned to purchaser receiving acceptable title insurance policy. Owner agrees to cause acceptance of above real property to official plat by Skamania County.

Owner transfers to purchaser: "Spirit Lake Lodge" assumed name with all

A title insurance policy from a reliable company insuring marketable title in the seller is to be furnished the purchaser forthwith at seller's expense; purchaser agrees to furnish a title insurance company's title report showing its willingness to issue title insurance, and such report shall be conclusive evidence as to status of seller's title; or in lieu of said title insurance policy, seller may furnish purchaser either (1) an abstract of title prepared by a reliable abstractor, or (2) a certified copy of a registered certificate under Torrens' Land Registration Act, showing marketable title in the seller at this time.

Under Torrens' Land Registration Act, showing marketable title in the seller at this time.

The property is to be conveyed by good and sufficient deed free and clear of all liens and encumbrances to date except Zoning Ordinances, building restrictions, taxes due and payable for the current fiscal year and

Ordinances, building restrictions, taxes due and payable for the current fiscal year and

Seller and purchaser agree to pay the taxes which become due and payable for the current fiscal year on a fiscal year basis. Rents, interests and premiums for a long term insurance shall be pro rated on a calendar year basis. Adjustments are to be made as of the date of the consummation of the sale herein or delivery of possession, whichever first occurs.

Possession of the above described premises is delivered to the purchaser on August 1st, 1970.

Time is the essence of this contract.

Owner transfers to purchaser all Toutle River-and-existing water-rights--

Purchaser to have exclusive first option to purchase of all remaining real

properties now held by owner in above Sec., township and range.

Harry O. Gustafson Owners

I hereby agree to purchase the above property and to pay the price of Thirty Seven thousand

and (less 100.00 paid) (\$37,500.00) Dollars as specified above.

2462 Malibu St Purchaser Ralph Warren

Continued on

Phone



Haus O. Christophen

Prakash Chandra

HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY _____

James D. Johnson
of 3113 W. 98th St.

AT 1:30 P. M. Aug. 29, 76

WAS RECORDED IN BOOK

OF N at PAGE 278

RECORDS OF SKAMANIA COUNTY, WASH.

2019

COUNTY AUDITOR

6. 7. 1941

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