

THIS AGREEMENT, Made this 4th day of February, 1913, between J.F. Attwell and Bertha A. Attwell, husband and wife, and Guy K. Blackwood, a single man, all of Stevenson, Wash., parties of the first part and P.S.C. Wills, of Stevenson, Wash. party of the second part.

WITNESSETH: That in consideration of the Stipulation herein contained, and the payments to be made as hereinafter specified, the parties of the first part agree to sell unto the party of the second part, and the party of the second part agrees to purchase from the parties of the first part the following described real property situated in the County of Skamania State of Washington, and more particularly known and described as follows to-wit:

Lots No. 10, 11, 12, 13 and 14 in Block 1 in Roselawn Addition to the Town of Stevenson, according to the official plat thereof on file in the office of the Auditor of aforesaid county and state, excepting therefrom a strip of land 12½ feet in width from the North side of Lot 10 and a strip 20 feet wide from the east ends of Lots 10, 11 and 12 heretofore dedicated for street purposes; also Lots No. 1, 2, 3, 4, and 5, in Johnson's Addition to Stevenson, according to the official plat on file in the office of the Auditor of the aforesaid county and state, excepting therefrom a strip 20 feet wide from the south end of said Lots, according to a certain covenant between P.S.C. Wills and Louis and Hektor Aalvæk and the Congregational Church, for the sum of Four-hundred and Forty (440.00) Dollars on which the said party of the second part has paid the sum of One (\$1.00) Dollar, the receipt whereof is hereby acknowledged.

And the said party of the second part, in consideration of the premises, hereby agrees to pay the said parties of the first part at Stevenson, Wash. the remaining principal, at the time and in the manner following: \$440.00 on or before one year from the date first above written, excepting however that said party of the second part is hereby entitled to the privilege of paying a proportionate amount of the aforesaid sum on any one or more of the above described lots at any time and the parties of the first part hereby agree to make unto the party of the second part a warranty deed for same.

And the party of the second part, in consideration of the premises, hereby agrees that he will regularly and seasonably pay all taxes and assessments which may ^{be} hereafter lawfully imposed on said premises.

All improvements placed thereon shall remain, and shall not be removed before the final payment is made for said above described premises as above agreed.

In case the said party of the second part his legal representatives or assigns, shall pay the several sums of money aforesaid, punctually and at the several times above specified, and shall strictly and literally perform all and singular, the agreements and stipulations aforesaid, according to the true intent and tenor hereof, then the said parties of the first part will make unto the said party of the second part, his heirs or assigns, upon request at Stevenson, Wash. a deed conveying said premises in fee simple, with the usual covenants of warranty, excepting, however, from the operation and subject matter of said covenants the before mentioned taxes and assessments, and all liens and incumbrances, created or imposed by said second party or his assigns.

But in case the said party of the second part shall fail to make the payments aforesaid, or any of them, punctually and upon the strict terms, and at the times above specified, without any failure or default, ~~at~~ the times of payment being declared to be the essence of this agreement, then the parties of the first part shall have the right to declare this agreement null and void, and in such case, all the rights and interests hereby created or then existing in favor of the said party of the second part, or derived under this agreement, shall utterly cease and determine, and the premises aforesaid shall revert to and revest in said parties of the first part, without any declaration of forfeiture, or act of re-entry, or