

E. C. HAMILTON et ux to W. D. LUCAS

THIS AGREEMENT, Made this 16th day of August, 1919, between E. C. Hamilton and Maggie E. Hamilton his wife parties of the first part and W. D. Lucas 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:

Commencing at a point 90 feet East of the Northeast corner of Lot 14, Stevenson Park Addition according to the official plat thereof, thence West 90 feet to the Northeast corner of said Lot 14, thence South 17 deg. 7 min. along the East line of said Lot 14 to Strawberry Road, thence Northeasterly along said Strawberry Road to a point South 17 deg. 7 min. East of the place of beginning. thence North 17 deg. 7 min. West to the place of beginning. for the sum of Five Hundred Fifty Dollars on which the said party of the second part has paid the sum of One Hundred Ten and no/100 Dollars, the receipt whereof is hereby acknowledged.

And the said party of the second part, in consideration of the premises, hereby agrees to pay to the said parties of the first part, at the remaining principal, with interest at the rate of 6 per cent. per annum at the times and in the manner following: In monthly payments of Ten Dollars each commencing on or before the 15th day of September 1919 and on or before the 15th of each month following until paid in full. Sixty days grace shall be given on any payment if necessary. Payments to the amount of Two Hundred Fifty Dollars of this contract are to be paid to A. A. Disbrow to pay a note owed by said Hamiltons being the first \$250. paid.

And the said 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 thereof, then the said part.. of the first part will make unto the said party of the second part, his heirs and assigns, upon request at a deed conveying said premises in fee simple, with the usual covenants and 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