

MADE FOR THE YEAR 1920 AND WHICH MAY/^{BE}HEREAFTER LAWFULLY IMPOSE ON SAID PREMISES, AND THAT ALL BUILDINGS NOW ERECTED ON SAID PREMISES WILL BE KEPT INSURED AGAINST FIRE IN AN AMOUNT NOT LESS THEN \$600.00 SIX HUNDRED DOLLARS IN A COMPANY SATISFACTORY TO THE FIRST PARTY, POLICY IN FAVOR OF FIRST PARTIES AS THEIR INTEREST MAY APPEAR.

ALL IMPROVEMENTS PLACED THEREON SHALL REMAIN, AND SHALL NOT BE REMOVED BEFORE FINAL PAYMENT BE MADE FOR SAID ABOVE DESCRIBED PREMISES .

IN CASE THE SAID PARTY OF THE SECOND PARTY LEGAL REPRESENTATIVES OR ASSIGNS, SHALL PAY THE SEVERAL SUMS OF MONEY AFORESAID, PUNCTUALLY AND AT THE 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 PARTIES OF THE FIRST PART WILL MAKE UNTO THE PARTY OF THE SECOND PART HIS HEIRS OR ASSIGNS, UPON REQUEST AT STEVENSON, WASH. AND UPON THE SURRENDER OF THIS AGREEMENT, A GOOD AND SUFFICIENT WARRANTY DEED OF CONVEYANCE CONVEYING SAID PREMISES IN FEE SIMPLE FREE AND CLEAR OF INCUMBRANCES, EXCEPTING, HOWEVER, THE ABOVE MENTIONED TAXES AND ASSESSMENTS, AND ALL LIENS AND INCUMBRANCES CREATED BY THE SAID PARTY OF THE SECOND PART, OR HIS ASSIGNS.

BUT IN CASE THE SAID PARTIES 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, THE TIME 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 RIGHT AND INTEREST 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 AND REVEST IN THE PARTIES OF THE FIRST PART WITHOUT ANY DECLARATION OR FORFEITURE OR ACT OF RE-ENTRY, OR WITHOUT ANY OTHER ACT BY SAID PARTIES OF THE FIRST PART TO BE PERFORMED AND WITHOUT ANY RIGHT OF THE SAID PARTY OF THE SECOND PART OF RECLAMATION OR COMPENSATION FOR MONEY PAID OR FOR IMPROVEMENTS MADE, AS ABSOLUTELY, FULLY AND PERFECTLY AS IF THIS AGREEMENT HAD NEVER BEEN MADE.

IN WITNESS WHEREOF, THE SAID PARTIES HAVE HEREUNTO SET THEIR HANDS IN DUPLICATE THE DAY AND YEAR FIRST ABOVE WRITTEN.

IN PRESENCE OF

JESSIE E. BLISS

OSCAR M. BLISS

OWNER.

ELMER C. BRIGGS

PURCHASER.

FILED FOR RECORD DECEMBER 13, 1920, AT 9 A.M. BY ELMER C. BRIGGS.

Eady P. Mitchell
COUNTY AUDITOR.