

MAY AND SHALL HAVE POSSESSION OF THE SAID PREMISES AND MAY KEEP AND ENJOY THE SAME AS LONG AS THEY MAKE THE SAID PAYMENTS OF PRINCIPAL AND INTEREST AT THE TIME AND MANNER HEREIN PROVIDED, AND KEEP AND PERFORM THE COVENANTS HEREIN CONTAINED, AND NO LONGER; THAT IN CASE OF DEFAULT IN THE PAYMENT OF SAID PRINCIPAL AND INTEREST OR IN THE PERFORMANCE OF ANY COVENANT HEREIN CONTAINED, THIS CONTRACT SHALL IMMEDIATELY BECOME NULL AND VOID, AND THE SAID FIRST PARTIES MY RE-ENTER THE SAID PREMISES AND TAKE POSSESSION THEREOF WITHOUT ANY DECLARATION OF FORFEITURE OR OTHER ACT ON THEIR PART BEING NECESSARY, AND THE SAID PARTIES OF THE FIRST PART MAY RETAIN ALL PAYMENTS MADE HEREUNDER AS RENT AND LIQUIDATED DAMAGES.

IT IS FURTHER AGREED AND UNDERSTOOD THAT THE SAID PARTIES OF THE SECOND PART SHALL SEASONABLY PAY ALL TAXES AND OTHER ASSESSMENTS HEREAFTER LEVIED UPON THE SAID PREMISES.

IT IS FURTHER AGREED THAT TIME IS OF THE ESSENCE OF THIS CONTRACT.

IT IS FURTHER AGREED THAT THIS CONTRACT SHALL BE BINDING UPON THE HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS OF THE SAID PARTIES.

IT IS FURTHER UNDERSTOOD AND AGREED THAT THE SAID PARTIES OF THE SECOND PART SHALL KEEP THE SAID PREMISES INSURED IN A SUM EQUAL TO \$1000.00 PAYABLE TO SAID FIRST PARTIES AS THEIR INTEREST SHALL APPEAR, PROVIDED THAT IN CASE OF FIRE THE FULL AMOUNT RECOVERED UNDER THE SAID INSURANCE SHALL BE USED IN REPLACING THE BUILDING OR BUILDINGS DESTROYED OR INJURED.

IN TESTIMONY WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 5TH DAY OF NOVEMBER 1921 IN DUPLICATE.

WITNESS

RAYMOND C. SLY

JAMES PETERSEN (SEAL)

ETHEL B. PETERSEN (SEAL)

H. B. SMITH (SEAL)

IDA SMITH (SEAL)

STATE OF WASHINGTON,)
COUNTY OF SKAMANIA.) ss.

I RAYMOND C. SLY, A NOTARY PUBLIC FOR SAID STATE DO HEREBY CERTIFY THAT ON THIS 5TH DAY OF NOVEMBER 1921 PERSONALLY APPEARED BEFORE ME JAMES PETERSON AND ETHEL B. PETERSON, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL)
(SEAL)

RAYMOND C. SLY
NOTARY PUBLIC FOR WASHINGTON
RESIDING AT STEVENSON THEREIN.

FILED FOR RECORD JANUARY 23, 1922, AT 4 P.M. BY GEO. F. CHRISTENSEN.

Georg F. Christensen
COUNTY AUDITOR.