

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF OCTOBER, 1923.

(NOTARIAL)
(SEAL)

CARL BIRD
NOTARY PUBLIC FOR THE STATE OF WASHINGTON,
RESIDING AT PASCO THEREIN.

FILED FOR RECORD JANUARY 31, 1924. AT 8-30 A. M. BY FRANK FINK.

Wm. A. Mitchell
COUNTY AUDITOR
BY *Edgar P. Mitchell* DEPUTY

VICTOR NELSON TO LE ROI L. SMITH ET UX

CONTRACT FOR SALE OF REAL ESTATE

THIS AGREEMENT, MADE THE 27TH DAY OF DECEMBER 1923 BETWEEN VICTOR NELSON PARTY OF THE FIRST PART AND LEROY L. SMITH AND KATHERINE SMITH, HUSBAND AND WIFE OF CARSON, SKAMANIA COUNTY, WASHINGTON, PARTIES OF THE SECOND PART.

WITNESSETH, THAT IN CONSIDERATION OF THE STIPULATIONS HEREIN CONTAINED AND THE PAYMENTS TO BE MADE AS HEREINAFTER SPECIFIED, THE FIRST PARTY HEREBY AGREES TO SELL AND THE SECOND PARTIES AGREE TO PURCHASE THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON TO-WIT:

BEGINNING AT A POINT (30) FEET NORTH AND 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 TOWNSHIP (3) NORTH OF RANGE (8) EAST OF THE WILLAMETTE MERIDIAN, THENCE WEST FROM ABOVE BEGINNING POINT (200) FEET, THENCE NORTH (200) FEET, THENCE EAST (200) FEET, THENCE SOUTH (200) FEET TO THE PLACE OF BEGINNING, CONTAINING 40,000 SQUARE FEET OF LAND.

FOR THE SUM FIFTEEN HUNDRED DOLLARS ON ACCOUNT OF WHICH TWO HUNDRED AND FIFTY DOLLARS IS PAID ON THE EXECUTION HEREOF THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED AND THE MAINDER OF TWELVE HUNDRED AND FIFTY DOLLARS TO BE PAID IN INSTALLMENTS OF THREE HUNDRED DOLLARS EACH BEGINNING AS FOLLOWS,

THREE HUNDRED DOLLARS ON DECEMBER 27TH, 1924, THREE HUNDRED DOLLARS ON DEC. 27TH, 1925, THREE HUNDRED DOLLARS ON DEC. 27TH, 1926, THREE HUNDRED DOLLARS ON DEC. 27TH, 1927 AND FIFTY DOLLARS ON DEC. 27TH, 1928.

TOGETHER WITH INTEREST FROM THE DATE HEREOF AT THE RATE OF SIX PER CENTUM INTEREST PAYABLE ANNUALLY. PROVIDED THAT SECOND PARTIES MAY PAY THE REMAINDER OF THE PURCHASE PRICE AT ANY TIME BEFORE ABOVE DATES AND RECEIVE A DEED AS HEREINAFTER SPECIFIED.

AND THE PARTIES OF THE SECOND PART, IN CONSIDERATION OF THE PREMISES, HEREBY AGREE THAT THEY WILL REGULARLY AND REASONABLY PAY ALL TAXES AND ASSESSMENTS MADE FOR THE YEAR 1923 AND WHICH MAY BE HEREAFTER LAWFULLY IMPOSED ON SAID PREMISES, AND THAT ALL BUILDINGS NOW ERECTED ON SAID PREMISES WILL BE KEPT INSURED AGAINST FIRE IN AN AMOUNT NOT LESS THAN ONE THOUSAND DOLLARS IN A COMPANY SATISFACTORY TO FIRST PARTY, POLICY IN FAVOR OF FIRST PARTY AS HIS INTEREST MAY APPEAR. ALL IMPROVEMENTS PLACED THEREON SHALL REMAIN AND NOT BE REMOVED BEFORE FINAL PAYMENT BE MADE FOR SAID ABOVE DESCRIBED PROPERTY.

IN CASE THE SAID PARTIES OF THE SECOND PART THEIR 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

Assignment recorded, Dec. 28, 1927 recorded Book V-483.
Y.C. Chesser, Co. Aud.
by *Wm. A. Mitchell*, Dep.