

DEED RECORD W

SKAMANIA COUNTY, WASHINGTON

the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

My notarial Commission expires A. D. April 5th 1929.

Given under my hand and official seal this 11th day of October, 1927.

Edward W. B. McClellan
Notary Public for the State of
Massachusetts, residing at Brookline
therein.

Filed by Raymond C. Sly of City at 2:55 P.M. Oct. 16, 1928.

Is C C Hesser
Auditor.

Skamania County to L.P. Montchalin.

#15211-Contract for Treasurers deed

No 27

To Tax Title Property belonging to
Skamania County, State of Washington.

State of Washington(
County of Skamania {^{ss}

THIS AGREEMENT Made and entered into this 22nd day of August, 1928
by and between A.C. Sly as Treasurer of Skamania County, State of Washington, vendor and L.P.
Montchalin of Stevenson Wash. vendee.

WITNESSETH, That whereas, at a public sale of real property, held on the 23rd day of June, 1928 pursuant to an order of the board of County Commissioners of Skamania County State of Washington, duly made and entered, and after ^{having} first given due notice of the time and place and terms of said sale as required by the laws of the State of Washington the sum of One hundred dollars was the highest bid received at the aforesaid sale, for the following described real property, to-wit: SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of section 24 Town 2 North Range 6 East W.M. containing 40 acres more or less.

For and in consideration of the aforesaid sum of One Hundred Dollars the County of Skamania, vendor, by and through its Treasurer, hereby agrees to sell and convey to L.P. Montchalin, vendee, his heirs and assigns, forever, the above described real property subject to the following conditions.

The purchase price of said property is to be paid in lawful money of the United States of America, as follows: Twenty per cent of the total purchase price to be paid at the time of sale; the balance of said purchase price to be paid in ten equal annual installments of Eight dollars commencing November 1st following date of said sale and annually thereafter. The purchaser shall pay six per cent interest on all deferred payments, said interest to ^{be} paid at the time of the annual installments is due, in conformity with the requirements of Chapter 263, Session laws of 1927, of the State of Washington.

The purchaser shall pay before delinquency all subsequent taxes and assessments that may be levied or assessed against said property subsequent to the date of this contract or agreement.

The purchaser may make payments in full at any time of any balance due on the total purchase price plus accrued interest on such balance.

When the purchaser has made payment in full of the purchase price, plus accrued interest the vendor shall execute and deliver to the vendee a deed in the form prescribed by Section 2, Chapter 263, Session laws of 1927, of the State of Washington.

Time is the essence of this contract, and in event of failure of the vendee to make payments at the time and in the manner required and keep and perform the covenants and conditions herein required of him, this contract may be forfeited and terminated at the election of the vendor; and in event of said election all sums heretofore paid by the vendee shall be forfeited as liquidated damages for failure to comply with the provisions of this contract.

Receipt of twenty per cent of the purchase price amounting to Twenty dollars, is