

DEED RECORD W

SKAMANIA COUNTY, WASHINGTON

STATE OF WASHINGTON)
 County of Skamania) ss

I, Jos. Gregorius, a Notary Public in and for said State and County do hereby certify that on this 8th day of March, 1930, personally appeared before me Wm. R. Franzel, J. M. Berge and James Petersen to me known to be the Directors of School District No. 10 Consolidated of Skamania County, State of Washington, and who acknowledged to me that they executed the foregoing instrument freely and voluntarily on behalf of said school district and that they were duly authorized to execute the same in manner and form aforesaid.

In Testimony Whereof I have hereunto set my hand and seal the day and year first above given.

(Notarial Seal)

Jos. Gregorius, Notary Public in and
for the State of Washington, residing at Carson.

Filed for record March 31, 1930 at 8:10 o'clock A. M.

G. C. Chess
G. C. Chesser, Co. Auditor.

16306-Contract of Sale

E.C.Hamilton et ux et al
to
John A.Hogg

THIS CONTRACT MADE IN DUPLICATE this 28th day of Feb. A.D. 1930 by and between E.C.Hamilton and Maggie E.Hamilton, his wife and C.H.Eagy and Lottie Mae Eagy, his wife the first party, and John A.Hogg the second party,

WITNESSETH, That the said first party, in consideration of the covenants and agreements herein contained, agrees to sell to the second party all of the land situated in the County of Skamania and State of Washington, and bounded and described as follows, to-wit:

Three (3)

Lots One (1), Two (2), and Four (4) of section four Tp, 2 N, Range 5 Willamett Meridian for the sum of purchase price of One Hundred seventy-five dollars which the second party agrees to pay to the first party at the following named times, to-wit:

\$100.00 in cash, receipt whereof is hereby acknowledged, and the remainder in installments at, as follows: \$75.00 thereof at 5% interest at $\frac{1}{2}$ % per annum on deferred payments on the ____ day of ____ 19__ and a like payment on the ____ day ____ thereafter until the whole of the ^{said} purchase price shall be paid, and in addition thereto all taxes and other public charges come liens on said property promptly before delinquency. All of which payments ^{said} second party hereby agrees to make as above provided And the ^{said} first party also agrees that when full payment shall have been received he will cause to be executed and delivered, at his own cost and expense, an abstract, or title Insurance Policy showing marketable title and a good and sufficient warranty deed, conveying the property aforesaid to the second party, his heirs or assigns forever.

Parties of the first part pay taxes for 1929, party of the second part pay taxes thereafter. And it is understood and agreed between said parties that time is of the essence of this contract, and in case the second party shall fail, to make the payments above named and each and every one of them, punctually within ten days of the time limited therefor, or fail to keep any agreement herein contained, then this contract shall, at the option of said first party, become null and void, and all rights and interest created or then existing in favor of the second party as against the first party hereunder, or to any payments theretofore made hereon, shall utterly cease and determine, and the right to the possession of the premises above described, and all, other rights acquired by the second party hereunder, shall, revert to and revest in said first party without any act of re-entry, or any other act of said first party to be performed, and without any right of the ^{said} second party of return, reclamation or compensation for moneys paid or received on account of the proposed purchase or sale of said property as absolutely, fully and perfectly as if this