

# DEED RECORD W

## SKAMANIA COUNTY, WASHINGTON

Philip C. Buslach and Alice E. Buslach, parties of the first part, and Arthur Buslach and Eva Buslach, parties of the second part;

WITNESSETH: That for and in consideration of the mutual promises and covenants contained herein to be faithfully kept and performed by the parties hereto, first parties hereby sell to second parties and second parties hereby purchase of first parties the following described real premises situated in Skamania County, State of Washington, to-wit:

The Southwest quarter of the Northwest quarter, and the Northwest quarter of the Southwest quarter, and the South half of the Southwest quarter of Section 4, Township 1 - Range 5 East of the Willamette Meridian.

upon the following terms and conditions: The purchase price of said property shall be the sum of \$5000.00, payable as follows: Second parties hereby assume and promise to pay the Spokane Land Bank mortgage now against said premises in the sum of \$2100.00, and the interest thereon, according to the terms thereof, and second parties further agree to pay the balance of the purchase price, to-wit, \$2900.00, as follows: Total purchase price to be paid on or before sixteen years. There shall be no interest the first year; 5% per year for the succeeding five years; and 6% interest for the succeeding ten years; interest to be paid annually on the 1st day of November each year, commencing November 1st, 1930.

IT IS FURTHER UNDERSTOOD AND AGREED that the stock now owned by first parties in the said Spokane Land Bank shall go with the land, but that the value thereof, to-wit, the sum of \$125.00, shall be the property of first parties and payable to them only or to their order.

IT IS FURTHER UNDERSTOOD AND AGREED that second parties shall pay all taxes and assessments promptly when the same shall become due, and shall keep the buildings adequately insured, loss, if any, payable to said Spokane Land Bank, first parties and second parties as their respective interests may appear.

IT IS FURTHER UNDERSTOOD AND AGREED that upon completion of the purchase price as herein provided, together with interest and any other charges that may arise without fault whatever on the part of first parties, first parties shall give a good and sufficient warranty deed to second parties conveying said premises to second parties free and clear of all incumbrances save any suffered by second parties against said premises together with abstract.

IT IS FURTHER UNDERSTOOD AND AGREED that time is of the essence of this contract, and that in case second party shall fail to keep each and any of their promises herein contained, then first party shall have the option of declaring this contract terminated and shall be entitled to the immediate possession of the premises herein described, retaining all sums of money hereunder paid as liquidated damages, and in that even second parties promise and agree to restore said premises forthwith to first parties upon thirty day's written notice to that effect, and first parties shall also have the right at all reasonable times to make inspection of said premises without being guilty of trespass, but as long as second parties comply with their promises herein contained, they shall be entitled to the quiet and peaceful possession of said premises.

IT IS FURTHER UNDERSTOOD AND AGREED that this contract shall not be assigned without the written consent of first parties first obtained.

IT IS FURTHER UNDERSTOOD AND AGREED that this contract shall be binding upon the heirs, administrators, executors and assigns of all of the parties hereto.