

DEED RECORD W  
SKAMANIA COUNTY, WASHINGTON

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 first part pay taxes for 1929, party of second part pays 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 interests 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 contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said first party as the agreed, reasonable rent of said premises up to the time of such default. And the said first party shall, in case of such default, have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging. Sixty days extra time shall be given second party if needed.

In Witness Whereof, Said parties have hereunto set their hands the day and year first above written.  
Executed in the Presence of  
Miss Florence Margaret Welden  
Mrs. C. L. Welden  
Mrs. Clara Sullivan  
Miss Ethel M. LeBlanc  
E. C. Hamilton  
Maggie E. Hamilton (Seal)  
Clarence H. Eagy (Seal)  
Lottie Mae Eagy (Seal)

For value Received, I hereby assign sell, convey and set over to the Rainbow Mining Company, a corporation, all my right, title and interest in and to the within contract and the real property described therein  
, subject to all conditions in said contract.

Witness my hand and seal this 11th day of March, 1930.  
John A. Hogg  
F. Beatrice Hogg  
Subscribed and acknowledged before me this 11th day of March 1930.

(Notarial Seal) Alta S. Barchus, Notary Public in  
and for the State of Washington, County of Clark, residing  
at Vancouver, therein.

STATE OF WASHINGTON )  
County of Clark ) ss

I, Alta S. Barchus, the undersigned authority in and for said County and State, do hereby certify that on the 9th day of July, 1930, personally appeared before me John A. Hogg and F. Beatrice Hogg, husband and wife, to me known to be the individuals described in and who executed the within 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.

Given under my hand and official seal this 9th day of July, 1930.  
(Notarial Seal) Alta S. Barchus, Notary Public for  
the State of Washington, residing at Vancouver, therein.