

# DEED RECORD W

## SKAMANIA COUNTY, WASHINGTON

is hereby acknowledged: and Five and no/100 (\$5.00) Dollars, with interest at the rate of six per cent, per annum, as follows: Beginning on the 13th day of February, 1931, and on the same day in each and every month thereafter the sum of \$5.00, or more, regardless of loss, destruction or damage to any of the improvements thereon. Interest payable annually.

And the buyer hereby agrees to seasonably pay all taxes and assessments which may be hereafter imposed on said premises, and to keep the improvements thereon insured against loss by fire in a reliable insurance company, in the sum of \$\_\_\_\_, with loss payable to seller and buyer, as their interests appear, all policies to remain with the seller.

And in the event that the buyer shall make default in any way of the covenants herein contained, or shall fail to make the payments aforesaid at the times specified, the times of payment being declared to be the essence of this agreement, then the seller may declare this agreement null and void.

The seller agrees that the buyer may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made, and the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises from month to month and shall be entitled to only such notice to vacate as is provided by law, and such notice to vacate shall be deemed to be a declaration of the termination of this contract; all improvements placed thereon shall become a part of said real estate, and shall not be moved or altered without the written consent of the seller.

When the buyer shall have paid the several sums of money aforesaid, then the seller will deliver to the buyer a deed conveying said premises in fee simple with the usual covenants of warranty, excepting from such warranty such items as the buyer has assumed and agreed to pay.

No assignment of this contract or the subject matter hereof or contract to assign or convey the subject matter hereof shall be valid, unless the same be in writing attached hereto and approved by the seller, and any such assignment shall render this contract voidable at the option of the seller.

It is specifically understood and agreed that the parties of the first part will specially warrant the said premises and every part thereof against any claim or equity arising through any previous contract, agreement or conveyance of said premises by the said first parties, and will hold said second parties harmless should any such claim arise and at their own costs will defend the premises and the title thereto against any such claim.

In Witness Whereof, The seller and the buyer have signed and delivered this agreement in duplicate this 13th day of January, 1931.

Witnesses:

Harry Hazard  
Lottie Hazard  
Seller

Myrtle M. Hooker  
Buyer

STATE OF WASHINGTON )  
COUNTY OF SKAMANIA ) ss

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this 13th day of January, 1931, personally appeared before me Harry Hazard and Lottie Hazard, his wife to me known to be the individuals described as seller and who executed the within, and acknowledged that they signed and sealed the same as \_\_\_\_\_ free and voluntary act and deed for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial seal)

Raymond C. Sly  
Notary Public in and for the State of  
Washington, residing at Stevenson.

Filed for record January 13, 1931 at 4-05 p.m. by grantee.

*Maile J. Jasse*  
County Auditor