

DEED RECORD X
SKAMANIA COUNTY, WASHINGTON

SHAW & BORDEN CO. PRINTERS, STATIONERS, BOOK BINDERS, SPOKANE 241427

by fire in a reliable insurance company, in the sum of \$----, with loss payable to seller and buyer; as their interest 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.

In Witness Whereof, the seller and the buyer have signed and delivered this agreement in duplicate this tenth day of March, 1931.

Witnesses:

Arthur Davison, Seller
S. L. Marsh, Buyer

STATE OF WASHINGTON)
 (ss
COUNTY OF SKAMANIA)

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this tenth day of March, 1931, personally appeared before me Arthur Davison, a bachelor, to me known to be the individual described as seller and who executed the within, and acknowledged that he signed and sealed the same as his 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 affixed)

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

Assignment by Buyer:

The within named buyer for and in consideration of the sum of Fifty and no/100 and other considerations does assign and convey all right and title in and to the within contract and the property described therein unto North Bank Theatre and Realty Company, a corporation and successors in interest. And does hereby authorize the seller, or successors in interest to receive all money due thereon and upon full compliance with the terms thereof to issue a deed to the said assignee, instead of the said buyer.

Signed and sealed, this 29th day of June, 1932.

The seller consents to
this assignment

S. L. Marsh
Mary I. Marsh