

## DEED RECORD X

SKAMANIA COUNTY, WASHINGTON

#18476

E. C. Hamilton et ux to Raymond G. Little et al

This Agreement, made the 12th day of April, 1933 between E. C. Hamilton and Maggie E. Hamilton, his wife of the first part and Raymond G. Little and Ivy D. Little of the County of \_\_\_\_\_ and State of \_\_\_\_\_, of the second part.

Witnesseth, That in consideration of the stipulations herein contained, and the payments to be made as hereinafter specified, the first parties hereby agree to sell, and the second parties agree to purchase the following described real estate, situate in the County of Skamania State of Washington, to-wit:

The west half of Northwest quarter of southeast quarter and east one half of Lot 7 all in Section Twenty-five, Township Three of Range Seven and one half containing 40 acres, more or less, excepting any rights-of-way across said property granted or that may be hereafter needed for County Roads

for the sum of Sixty-five Dollars, on account of which Thirty-two and 50/100 Dollars is paid on the execution hereof (the receipt of which is hereby acknowledged), and the remainder to be paid at Stevenson, Wash. to be with 6% interest when paid at the dates and in amounts as follows:

At any time on or before two years from date of this instrument or it may be made in payments.

And the said parties of the second part, in consideration of the premises, hereby agree that they \_\_\_\_\_.

All improvements placed thereon shall remain, and shall not be removed before final payment be made for said above described premises.

In case the said parties of the second part their legal representatives or assigns, shall pay the several sums of money aforesaid, punctually and at the times above specified, and shall strictly and literally perform all and singular the agreements and stipulations aforesaid, according to the true intent and tenor thereof, then the said parties of the first part will make unto the said parties of the second part their heirs or assigns, upon request at \_\_\_\_\_ and upon the surrender of this agreement, a good and sufficient deed of conveyance conveying said premises in fee simple free and clear of incumbrances, excepting however, the above mentioned taxes and assessments, and all liens and incumbrances created by the said parties of the second part, or their assigns.

But in case the said parties of the second part shall fail to make the payments aforesaid, or any of them punctually and upon the strict terms, and at the times above specified, the time of payment being declared to be of the essence of this agreement, then the parties of the first part shall have the right to declare this agreement null and void; and in/case <sup>such</sup> all the right and interest hereby created or then existing in favor of the paid parties of the second part or derived under this agreement shall utterly cease and determine, and the premises aforesaid shall revert and revest in the parties of the first part without any declaration or forfeiture or act of re-entry, or without any other act by said parties of the first part to be performed and without any right of the said parties of the second part of reclamation or compensation for money paid or for improvements made, as absolutely, fully and perfectly as if this agreement had never been made.

In Witness Whereof, the said parties have hereunto set their hands in duplicate the day and year first above written.

In presence of:

E. C. Hamilton  
Maggie E. Hamilton  
Owner  
Raymond G. Little  
Ivy D. Little  
Purchaser

Filed for record April 13, 1933 at 3-05 p.m. by Raymond G. Little.

*Mabel J. [Signature]*  
Skamania Co. Clerk-Auditor.