

DEED RECORD X
SKAMANIA COUNTY, WASHINGTON

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#17404

Skamania County by Treas. to Hugh Johnson.

No. 44.
Contract for Treasurer's Deed.
To Tax Title Property.
Belonging to Skamania County, State of Washington.

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss

This Agreement made and entered into this 13th day of May 1929 by and between A. C. Sly as Treasurer of Skamania County, State of Washington, vendor and Hugh Johnson of Hotel Harrison, Portland, Ore. vendee.

Witnesseth, That Whereas, at a public sale of real property, held on the 23rd day of June, 1928, pursuant to an order of the Board of County Commissioners of Skamania County, State of Washington, duly made and entered, and after having first given due notice of the time and place and terms of said sale as required by the Laws of the State of Washington, the sum of Five Hundred Dollars was the highest bid received at the aforesaid sale, for the following described real property, to-wit:

E $\frac{1}{2}$ of NE $\frac{1}{4}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 20, Town 2 N. Range 6 E. W. M. containing 160 acres more or less.

For and in consideration of the aforesaid sum of Five Hundred Dollars, the County of Skamania vendor, by and through its Treasurer, hereby agrees to sell and convey to Hugh Johnson vendee, his heirs and assigns, forever, the above described real property subject to the following conditions.

The purchase price of said property is to be paid in lawful money of the United States of America, as follows: Twenty per cent of the total purchase price to be paid at the time of sale; the balance of said purchase price to be paid in ten equal annual installments of Forty Dollars, commencing November 1st, following the date of said sale and annually thereafter. The purchaser shall pay six per cent interest on all deferred payments, said interest to be paid at the time the annual installment is due, in conformity with the requirements of Chapter 263, Session Laws of 1927, of the State of Washington.

The purchaser shall pay before delinquency all subsequent taxes and assessments that may be levied or assessed against said property subsequent to the date of this contract or agreement.

The purchaser may make payment in full at any time of any balance due on the total purchase price plus accrued interest on such balance.

When the purchaser has made payment in full of the purchase price, plus accrued interest, the vendor shall execute and deliver to the vendee a deed in the form prescribed by Section 2, Chapter 263, Session Laws of 1927, of the State of Washington.

Time is the essence of this contract, and in event of a failure of the vendee to make payments, at the time and in the manner required ^{and} to keep and perform the covenants and conditions herein required of him, this contract may be forfeited and terminated at the election of the vendor; and in event of said election all sums heretofore paid by the vendee shall be forfeited as liquidated damages for failure to comply with the provisions of this contract.

Receipt of twenty per cent of the purchase price amounting to One Hundred Dollars, is hereby acknowledged.

Signed and sealed this 13th day of May A. D. 1929.

Witness:
Margaret M. Sly

A. C. Sly
Treasurer of Skamania County, Washington
Hugh Johnson, Purchaser