

DEED RECORD X

SKAMANIA COUNTY, WASHINGTON

SHAW & BORDEN CO. PRINTERS, STATIONERS, BOOKBINDERS, SPOKANE 241427

of the first part will sell to said parties of the second part, their heirs or assigns, and said parties of the second part will purchase of said parties of the first part, their heirs, executors or administrators, the following described lot, tract or parcel of land situated in Skamania County, State of Washington, to-wit:

The west half of the Northeast quarter of the northwest quarter of section fifteen, township four, north range nine, east of W. M., containing twenty acres more or less.

with the appurtenances thereunto belonging, on the following terms:

1st--The purchase price for said land is Fifteen Hundred Dollars, of which the sum of Eight Hundred Fifty Dollars has this day been paid as earnest, the receipt whereof is hereby acknowledged by said parties of the first part; balance of said purchase price to be paid as follows. to-wit:

The sum of Six Hundred and Fifty Dollars to be paid on the _____. The sum of Six hundred and fifty dollars to be paid on or before October 5, 1935. The mortgage to be pro-rated and upon the payment in full of said mortgage, or any part thereof by subdivision, a warranty deed shall be given to the parties of the second part with interest on deferred payment from date until paid at the rate of six per cent per annum.

2d--The parties of the second part shall also pay all taxes and assessments which may be levied or may accrue against said lands, or any part thereof, from this day until the day above fixed for last payment.

3d--Said land to be conveyed by a good and sufficient deed to said parties of the second part when said purchase price shall have been fully paid.

4th--Time is the essence of the contract, and in case of the failure of said parties of the second part to make either of the payments or perform any of the covenants on their part, this contract shall be forfeited and determined at the election of the said parties of the first part; and the said parties of the second part shall forfeit all payments made by him on this contract, and such payments shall be retained by the said parties of the first part in full satisfaction and liquidation of all damages by them sustained; and they shall have the right to re-enter and take possession of said land and premises and every part thereof.

Witness our hands and seals in duplicate this 18th day of October, A. D. 1932.

Signed, sealed and delivered
in the presence of

A. C. Hitchman (seal)
V. C. Hitchman (seal)

STATE OF WASHINGTON)
COUNTY OF CLARK) ss

On this day personally appeared before me, A. C. Hitchman and V. C. Hitchman, his wife to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed 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 18 day of Oct., 1932.

(Notarial seal affixed)

Dan E. Hardin
Notary Public in and for the State of Wash-
ington residing at Vancouver, Wn.

Filed for record April 12, 1934 at 11-16 a.m. by Clarence F. Borglund

Mabel J. Asse
Skamania Co. Clerk-Auditor.

#19322

Michael Montchalin et ux to Emma H. Yoe

Warranty Deed.

The Grantors, Michael Montchalin and Marie Montchalin, husband and wife, for and in