

DEED RECORD Y

SKAMANIA COUNTY, WASHINGTON

PIONEER PRINT, STEVENSON, WASH.

(Notarial seal affixed)

of Washington, residing at Vancouver therein.

Filed for record September 28, 1935 at 11-00 a.m. by Grantor.

Mahlgass
Skamania Co. Clerk-Auditor.

#21357

J. M. Ayres et ux to Frank G. Brooks et ux

This Agreement, made and entered into this 14th day of Aug., 1935, between J. M. Ayres and C. M. Ayres, husband and wife, parties of the first part and Frank G. Brooks and Helen Brooks, husband and wife, parties of the second part, witnesseth:

That the first parties, in consideration of the covenants and agreements on the part of the second parties, hereinafter contained, agrees to sell and convey to said second parties, and said second parties agree to buy the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 17, T. 3 N. R. 8 E. W. M., roadway excepted, in Skamania County, Washington, for the sum of \$400.00 payable as follows:

\$100.00 upon execution and delivery of this agreement, and \$75.00 per year on or before the 13th day of May of each succeeding year until the balance of the said purchase price including interest on deferred payments until the whole thereof shall have been paid in full; interest on defferred payments at the rate of six per cent per annum paid annually at the time of making payments on the balance of the principal as they become due.

Second parties agree to pay all taxes to become due in 1936 and subsequent assessments.

If the second parties fail to comply with the terms hereof, the first parties shall be released from all obligation to convey said property, and second parties shall forfeit all rights thereto and all payments made on account thereof shall be retained by first parties as liquidated damages.

First parties agree that upon receiving such payment in full as herein specified, they shall execute and deliver to second parties a good and sufficient deed conveying the title to said property to said second parties, and that they shall deliver to said second parties the abstract of title to said property.

Time is of the essence of this agreement.

This agreement is executed in accordance with the terms and conditions arrived at between the parties on May 13th, 1935.

Dated this 14th day of August, 1935.

Witnesses:
Edith Waldemar
Mrs. A. Waldemar
R. M. Wright
R. R. Webster

J. M. Ayres
C. M. Ayres
Frank G. Brooks
Helen Brooks

STATE OF CALIFORNIA)
CITY AND COUNTY OF SAN FRANCISCO) ss

I, Edith Goewey, a Notary Public in and for the said state, do hereby certify that on this 14th day of August, 1935 personally appeared before me J. M. Ayres and C. M. Ayres husband and wife, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand ___ affixed my official seal this 14th day of August, 1935.

(Notarial seal affixed)

Edith Goewey
Notary Public for California, residing at San Francisco, therein. My commission