

DEED RECORD Y

SKAMANIA COUNTY, WASHINGTON

PIONEER PRINT, STEVENSON, WASH.

#22925

Herman Grunke to Ola M. Bell

REAL ESTATE CONTRACT

IT IS HEREBY AGREED by and between Herman Grunke, a single man, party of the first part and Ola M. Bell, a widow, party of the second part, that the said party of the first part will sell to the party of the second part, and the party of the second part will purchase of the party of the first part the following described real property, to-wit:

N. E. Quarter of N.E. Quarter of Section 11, Township 3 North, Range 9 E. W. M., the same lying and being situated in the County of Skamania, State of Washington, together with all appertenances and rights thereon being or thereunto belonging.

1. The purchase price for the said real property is the sum of Two Thousand Dollars (\$2000.00), which shall be paid as follows: The sum of Eight Hundred Dollars (\$800.00) to be paid to the party of the first part upon the signing and delivery of this contract, receipt whereof is hereby acknowledged by the party of the first part; the further sum of Two Hundred Dollars (\$200.00) to be paid on or before the first day of January, 1937; and the remaining One Thousand Dollars (\$1000.00) to be paid on or before five years from the date of this instrument, said sum of One Thousand Dollars (\$1000.00) to draw interest at the rate of 6% per annum beginning the first day of January, 1937, said interest to be paid semi-annually. No other interest charges shall be charged to the party of the second part.

2. The party of the second part shall pay all taxes and assessments which may be levied or may accrue against said property, or any part thereof, from this day.

3. The party of the first part will furnish a good and sufficient deed containing the usual covenants of warranty, excepting therefrom any liens, incumbrances, taxes or assessments accruing after this date, imposed by the party of the second part; said deed to be made upon payment of the full purchase price as above stated.

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

5. All buildings and improvements shall be and remain a part of the realty until the whole of the purchase price shall have been paid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals in duplicate the 24th day of August, 1936.

Herman J. Grunke
Party of the First part.

Ola M. Bell
Party of the Second Part.

Filed for record August 28, 1936 at 2-45 p.m. by Clyde W. Linville, Jr.

Mabel J. Asse
Skamania County, Clerk-Auditor.

#22933

W. H. Hilliard et ux to C. McBain et ux

The Grantors W. H. Hilliard and Bertha Hilliard, his wife, in consideration of the sum of One Dollar in hand paid, do hereby Convey and Warrant to C. McBain and Ethel McBain, his wife, the following described real property in Skamania County, Washington, to-wit:

Commencing at a point 650.35 ft. S and 281.54 ft. E. of the N. W. Corner of Sec. 22, T. 2 N. R. 7 E. W.M. and running thence North 89 degrees 12' E 36 feet; thence North