

DEED RECORD Z

SKAMANIA COUNTY, WASHINGTON

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.

Given under my hand and official seal this 13th day of September, A.D. 1937.

(Superior Court seal affixed)

Mabel J. Fosse
Clerk-Auditor of Skamania County,
Washington

By P. M. Aalvik, Deputy

Filed for record September 13, 1937 at 3-50 p.m. by Grantor.

Mabel J. Fosse
Skamania County, Clerk-Auditor.

#24683

Ida B. Parker to Max Brady et ux

FOR AND IN CONSIDERATION of the premises hereinafter set out, Ida B. Parker hereinafter called the seller, agrees to sell, and Max Brady and Maude Brady, husband and wife, hereinafter called the buyer, agrees to buy the following described real estate, situated in the county of Skamania, State of Washington, more particularly described as follows, to-wit:

Beg. at the NE cor of Sec 6, Twp 1 N, R 5 EWM, and running thence S 89°31' W 857.5 ft. to a point in the center of the State HiWay, running thence S 8°34' West 122.77 ft., to the point of beginning of the property conveyed, which point of beginning is at the low water mark of the Washougal River and in the center of said HiWay, running thence N 79°4' E 120 ft; thence S 54°52' E 240.7 ft. along the line of low water of the Washougal River, thence S 31°30' 399.76 ft. to an iron pipe, thence N 87°26' W 754.54 ft. to an iron pipe, thence N 2°34' E 420 ft. to a point at low water line on the S. side of the Washougal River, thence S 87°26' E 498 ft. along said low water line, thence N 79°4' E 134.12 ft. tracing said low water mark to the place of beginning, save and except the State HiWay 60 ft. wide AND ALSO EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT THAT HAS BEEN SOLD TO HORACE R. WOODWARD and to EARL LAMBERT, as covered by Real Estate Contracts.

(Correct description of this property will be ascertained and shown on Deed to be conveyed when this Contract is completed.)

for the sum of Seventeen Hundred and No/100 (\$1700.00) Dollars, Three Hundred and No/100 (\$300.00) Dollars, of which is to be paid on signing of this agreement, the receipt of which is hereby acknowledged; and Fourteen Hundred and No/100 (\$1400.00) Dollars, with interest at the rate of 6 per cent. per annum, as follows: Beginning on the 1st day of November, 1937, and on the same day in each and every month thereafter the sum of \$15.00, or more including interest on principal remaining unpaid on said day, and the balance on each month thereafter regardless of loss, destruction or damage to any of the improvements thereon.

And the buyer hereby agrees to seasonably pay all taxes and assessments which may be hereafter imposed on said premises, and to keep the improvements thereon insured against loss by fire in a reliable insurance company, in the sum of \$500.00, with loss payable to seller and buyer, as their interest appear, all policies to remain with the seller.

And in the event that the buyer shall make default in any way of the covenants herein contained, or shall fail to make the payments aforesaid at the times specified, the times of payment being declared to be the essence of this agreement, then the seller may declare this agreement null and void.

The seller agrees that the buyer may use and occupy said premises during compliance with the terms hereof, but if default of any condition herein shall be made, and the buyer is permitted to remain in possession, the buyer shall be considered to be a tenant of said premises from month to month and shall be entitled to only such notice to vacate as is provided by law, and such notice to vacate shall be deemed to be a declaration of the termination of this contract; all improvements placed thereon shall become a part of said real estate, and shall not be moved or altered without the written consent of the seller.

When the buyer shall have paid the several sums of money aforesaid, then the seller will deliver to the buyer a deed conveying said premises in fee simple with the usual covenants of warranty, excepting from such warranty such items as the buyer has assumed and agreed to pay.