

DEED RECORD No. 33

SKAMANIA COUNTY, WASHINGTON

The seller agrees: (1) upon receiving the said purchase price in full together with interest, to make, execute and deliver to the purchaser a warranty deed to the said real property subject only to the acts and omissions of the purchaser under this contract; (2) to furnish the purchaser within thirty days after the execution of this contract with a policy of title insurance in the full amount of the purchase price; (3) to assume and pay any excise tax which may be levied on the sale of the said real property to the purchaser under Sec. 11, Laws Ex. 1951; (4) that the purchaser shall have possession of the said real property on May 15, 1951.

AND IT IS FURTHER AGREED time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the premises shall be forfeited to the seller as liquidated damages, and the seller shall have the right to re-enter and take possession of the property; and if the seller within six months after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee; and that upon default, forfeiture may be declared by notice sent by registered mail to the address of the purchaser, or his assigns, last known to the seller.

IN WITNESS WHEREOF the parties have signed and sealed this contract the day and year first above written.

Oscar Markuson (SEAL)

Hazel Markuson (SEAL)

Hershel A Royse (SEAL)

Violet Royse (SEAL)

STATE OF WASHINGTON

County of Skamania

ss.

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 16th day of May, 1951, personally appeared before me Oscar Markuson and Hazel Markuson to me known to be the individuals described in and who executed the foregoing 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 the day and year last above written.

(Notarial Seal affixed)

R. M. Wright
Notary Public in and for the State of
Washington, residing at Stevenson, there-
in.

Filed for record May 18, 1951 at 3-30 p. m. by C. E. Chanda.

Skamania County Auditor

#42452

Henry Sessine et ux to N. M. Troland

DEED OF STANDING TIMBER

KNOW ALL MEN BY THESE PRESENTS that Henry Sessine and Blanche Sessine, husband and wife, in consideration of the sum of Ten Dollars and other valuable consideration in hand paid, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto N. M. Troland of Vancouver, Washington, all of the merchantable fir timber standing or growing in and upon the following described real property situate in Skamania County, Washington, to-wit: