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REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 1st day of February, 1973, between
 JOHN F. YOUNG and MILDRED E. YOUNG, hereinafter called the "seller" and
 husband and wife, BROUGHTON LUMBER CO., a Washington corporation, hereinafter called the "purchaser,"

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the seller the following described real estate with the appurtenances, situate in Skamania County, Washington:

The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 1, Township 3 North, Range 9 E. W. M.

Free of incumbrances, except.

No. 1782

TRANSACTION EXCISE TAX

FEB 16 1973

Amount Paid \$10,000.00

Skamania County Treasurer

General taxes for 1973 which will be prorated between the parties as of February 1, 1973.

On the following terms and conditions: The purchase price is Forty Thousand and no/100ths - Ten Thousand and no/100ths - (\$ 40,000.00) dollars, of which has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

The purchaser agrees to pay the balance of the purchase price in the sum of Thirty Thousand and no/100ths (\$30,000.00) Dollars as follows:

The sum of Ten Thousand and no/100ths (\$10,000.00) Dollars on and no sooner than January 10, 1974; the further sum of Ten Thousand and no/100 (\$10,000.00) Dollars on and no sooner than January 10, 1975; and the remaining balance of Ten Thousand and no/100ths (\$10,000.00) Dollars on and no sooner than January 10, 1976. The unpaid purchase price shall bear interest at the rate of six per-cent (6%) per annum payable annually on the installment dates herein specified and computed upon the diminishing principal basis.

The purchaser shall have the right to log selected areas of said real property in accordance with present logging plans, but it is agreed that all of the merchantable timber will not be removed until the purchase price has been paid in full.

The purchaser may enter into possession February 1, 1973.

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees: to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste; and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

deliver to the purchaser a warranty deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller agrees to furnish a Transamerica Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid the down payment insuring the title to said property with liability the same as the above purchase price, free from incumbrances except any which are assumed by the purchaser or as to which the conveyance hereunder is not to be subject.

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition of 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. Upon the termination of the purchaser's rights, all payments made 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 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.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

In Witness Whereof the parties have signed and sealed this contract the day and year first above written.

John F. Young (Seal)

Mildred E. Young (Seal)

BROUGHTON LUMBER CO. (Seal)

By Al. Thomas (Seal)
President



STATE OF WASHINGTON,
County of Skamania

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this 2nd day of February, 1973, personally appeared before me JOHN F. YOUNG and MILDRED E. YOUNG, husband and wife, to me known to be the individual(s) 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.

Robert J. Salven
Notary Public in and for the state of Washington,
residing at Stevenson therein.

Transamerica Title Insurance Co

A Service of
Transamerica Corporation

Filed for Record at Request of

Name.....
Address.....
City and State.....

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|------------|-----|
| REGISTERED | EX |
| INDEXED | DIR |
| INDEXED | EX |
| RECORDED | EX |
| COMPARED | EX |

757653

STATE OF WASHINGTON
COUNTY OF SKAMANIA FOR RECORDER'S USE

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY
Al. Thomas
OF Stevenson WA
AT 4:00 PM Feb 16 1973
WAS RECORDED IN BOOK 64
OF Rec'd AT PAGE 252
RECORDS OF SKAMANIA COUNTY, WASH
Al. Thomas
COUNTY CLERK