

CONTRACT OF SALE

THIS AGREEMENT made this 2nd day of November, 1981 by and between ROBERT J. RAWLINS and KAREN L. RAWLINS, husband and wife, as Sellers and LEWIS JOHNSON, a single man, as Purchaser.

## I.

The Sellers are the owners of a 1971 Marlette mobile home, 12x60 feet in size, Serial Number 10963. The Purchaser desires to purchase said mobile home for the sum of ten-thousand-dollars (\$10,000.00) and agrees to pay for the same at the rate of two-hundred-twenty-two-dollars-and-forty-five-cents (\$222.45) per month, which sum includes payment of interest at the rate of twelve percent (12%) on the unpaid balance calculated over the period of sixty (60) monthly payments.

## II.

The mobile home is sold on the condition that all payments be regularly made, and in the event that any payment is delinquent or not made, the sellers shall have the right to forfeit said contract and reclaim subject mobile home, all in accord with the conditions of a Security Agreement which is attached and made a part hereof.

## III.

The Purchaser shall, throughout the course of this contract, maintain insurance against fire and other disasters. Said insurance policy shall be in an amount of not less than ten-thousand-dollars (\$10,000.00) and shall name the Sellers as beneficiary thereunder.

## IV.

The Purchaser shall make payment of all taxes and assessments and insurance and shall not permit any lien to accrue against subject mobile home.

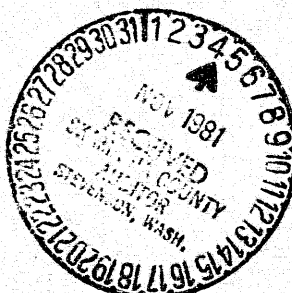
## V.

The Purchaser shall maintain and repair subject mobile home and shall not permit any waste or damage to occur thereto without a speedy correction thereof.

## VI.

Time is of the essence of this contract, and all payments shall be made not later than the 10th day of each month, with the first payment due on or before the 10th day of November, 1981. In the event that any payments are delayed, the Purchaser agrees to pay all collection costs and attorney's fees connected with the forfeiture or collection that may be brought by the Sellers in accord with the terms of this contract.

...



IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Robert J. Rawlins  
ROBERT J. RAWLINS, Seller

Karen L. Rawlins  
KAREN L. RAWLINS, Seller

Lewis A. Johnson  
LEWIS JOHNSON, Purchaser

STATE OF WASHINGTON )  
                                  ) ss.  
County of Skamania )

On this day personally appeared before me ROBERT J. RAWLINS and KAREN L. RAWLINS, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed 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 2<sup>nd</sup> day of November, 1981.

Paula J. Rose  
Notary Public for Washington,  
residing at Stevenson therein.

STATE OF WASHINGTON )  
                                  ) ss.  
County of Skamania

On this day personally appeared before me LEWIS JOHNSON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2<sup>nd</sup> day of November, 1981.

Paula J. Rose  
Notary Public for Washington,  
residing at Stevenson therein.