

93427

REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 23rd day of November, 1981 between
THE MOST WORSHIPFUL GRAND LODGE OF FREE AND ACCEPTED MASONS OF WASHINGTON
hereinafter called the "seller" and
EDWARD T. WHITE and YVONNE M. WHITE, husband and wife
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:

COMMENCING at the Northeast corner of Lot 3 of SKAMANIA LIGHT AND POWER COMPANY'S
ELECTRIC ADDITION, according to the official plat thereof on file and of record in
the office of the Auditor of Skamania County, Washington; thence West along the North
line of the said Lot 3 a distance of 165 feet to the initial point of the tract
hereby described; thence South 5° West to intersection with the Easterly line of
the existing county road known and designated as Farm to Market Road; thence following
the Easterly line of the said county road 250 feet more or less to intersection with
the North line of the said Lot 3; thence East along the North line of the said Lot 3
a distance of 200 feet more or less to the initial point.

Free of incumbrances, except.

Basement and the terms and conditions thereof:

Disclosed by: Instrument recorded under Recording No. 48169

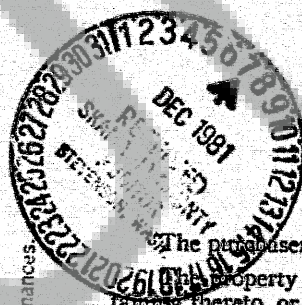
Purpose: Roadway Purposes

Area affected: said premises

On the following terms and conditions: The purchase price is ONE THOUSAND FIVE HUNDRED AND NO/100-
FIVE HUNDRED AND NO/100----- (\$ 1,500.00) dollars, of which
FIVE HUNDRED AND NO/100----- (\$ 500.00) dollars
has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said
purchase price as follows:

FIFTY AND NO/100 (\$50.00) Dollars, or more at purchaser's option, on or before the
1st day of JANUARY, 1982, and FIFTY AND NO/100 (\$50.00) Dollars, or more at purchaser's
option, on or before the 1st day of each succeeding calendar month until the balance
of said purchase price shall have been fully paid. The purchaser further agrees to
pay interest on the diminishing balance of said purchase price at the rate of 12 %
(twelve per cent) per annum from the 1st day of DECEMBER, 1981, which interest shall
be deducted from each installment payment and the balance of each payment applied
in reduction of principal.

All payments to be made hereunder shall be made at: 47 St. Helens, Tacoma, Wa. 98402



No. 8564
TRANSACTION EXCISE TAX

DEC 23 1981
Amount Paid: \$152

Skamania County Treasurer
By: Beverly D. Halligan Dep.

The purchaser may enter into possession December 1, 1981
The property has been carefully inspected by the purchaser, and no agreements or representations per-
taining 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 18 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

CCT 2387SK

Transaction in compliance with County subdivision ordinances
Skamania County Assessor - By: X

ROLL 121981B
MARRIAGE APPLICATIONS
DAILY RECORDINGS
BOARD OF COUNTY COMMISSIONERS

deliver to the purchaser a warranty fulfillment 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 Pioneer National Title Insurance Company standard form purchaser's title policy when the purchaser shall have paid FIVE HUNDRED AND NO/100 DOLLARS 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 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. 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.

Edward T. White

(Seal)

Yvonne M. White

(Seal)

(Seal)

(Seal)

THE MOST WORSHIPFUL GRAND LODGE OF FREE AND ACCEPTED MASONS OF WASHINGTON

By Herbert M. Edman (Seal)
Herbert M. Edman, Grand Master

By Edward L. Bennett (Seal)
Edward L. Bennett, Grand Secretary

STATE OF WASHINGTON,

County of Pierce

ss.

On this 1st day of December, 19 71, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Herbert M. Edman and Edward L. Bennett

to me known to be the Grand Master and Grand Secretary, respectively, of

THE MOST WORSHIPFUL GRAND LODGE OF FREE AND ACCEPTED MASONS OF WASHINGTON

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Charles B. Leigh
Notary Public in and for the State of Washington,
residing at Tacoma

ACKNOWLEDGMENT - CORPORATION
FIRST AMERICAN TITLE COMPANY
WA - 48

93427

STATE OF WASHINGTON)
COUNTY OF SHAMUS) SS.
I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

Clark C. Little Co.

OF Tacoma, WA.

AT 4:30 on 12-7 1981

WAS RECORDED IN BOOK

Deed 628

Harry Olson

Deputy

DEPUTY

Tacoma, Washington 98407

605 North Proctor

TO ANNE WEST ESCROW COMPANY

Made To

Filed for Record at Request of

Pioneer National Title Insurance Company
WASHINGTON TITLE DIVISION



2387 2198-81

ROLL 1219818
MARRIAGE APPLICATIONS
DAILY RECORDINGS
BOARD OF COUNTY COMMISSIONERS