



REAL ESTATE CONTRACT
(FORM A-1964)

BOOK 72 PAGE 2/3

THIS CONTRACT, made and entered into this 19th day of April, 1983,
between ROBERT W. BARNES and BLANCHE A. BARNES, husband and wife,
hereinafter called the "seller," and RAYMOND E. GROAT and CARLA S. GROAT, husband and wife,
hereinafter called the "purchaser,"

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

A tract of land located in the Robbins D/C being a portion of Section
27 of Township 3 North, Range 8 E.W.M. described as:

Lot 4 of Robert W. Barnes (Home Valley Short Plat #5) recorded December
16, 1980 under Auditor's File #91774 in Book 2 of Short Plats at Page
196, records of Skamania County, Washington.



The terms and conditions of this contract are as follows: The purchase price is Seven Thousand Five Hundred Dollars

One Hundred Eighty-two and 20/100 (\$7,500.00) Dollars, of which
One Hundred Eighty-two and 20/100 (\$182.20) Dollars have
been paid; the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

One Hundred Fifty and No/100 (\$150.00) Dollars,
or more at purchaser's option, on or before the 1st day of May 1983
and One Hundred Fifty and No/100 (\$150.00) 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 twelve (12%) per cent per annum from the 1st day of May 1983
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: M.P. 50.37L State Rd. 14, Stevenson, WA 98648
or at such other place as the seller may direct in writing.

This contract shall not be assigned without the express written consent of the
sellers, and any purported assignment thereof without such consent shall be null
and void.

As referred to in this contract, "date of closing" shall be May 1, 1983

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between seller and purchaser
hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or
other encumbrance or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the
purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to
the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's
benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any
covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant
or agreement for alterations, improvements or repairs, unless the covenant or agreement relied on is contained herein or is in writing and
attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon,
and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall constitute a
failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after
payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the
seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements
damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment
of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable
time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller upon payment of the purchase price in full agrees to deliver a purchaser's policy of title insurance in standard
form; or a commitment therefor, issued by SAFECO Title Insurance Company, insuring the purchaser to the full amount of said purchase price
against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the
following:

- Those of record;
- Printed general exceptions appearing in a purchaser's policy of title insurance
in standard form issued by Safeco Title Insurance Company;
- Effect of governmental regulations, resolutions, ordinances, assessments and
building or use restrictions general to the district.

(6) 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.

Transaction in compliance with County subdivision ordinances.
Skamania County Auditor: By: J.C.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

Any lien or encumbrance that may attach after date of closing through any person other than the sellers.

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated; and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

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 to his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

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

Robert W. Barnes (SEAL)
ROBERT W. BARNES, Seller

Blanche A. Barnes (SEAL)
BLANCHE A. BARNES, Seller

Raymond E. Groat (SEAL)
RAYMOND E. GROAT, Purchaser

Carla S. Groat (SEAL)
CARLA S. GROAT, Purchaser

STATE OF WASHINGTON

County of Skamania

On this day personally appeared before me ROBERT W. BARNES and BLANCHE A. BARNES, 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 19th day of

April, 1983

Jan Kiefer
Notary Public in and for the State of Washington

Residing at Stevenson

No.

TRANSACTION EXCISE TAX

APR 27 1983

Amount Paid \$80.25

William S. Caldwell
Skamania County Treasurer

By

SAFECO TITLE INSURANCE COMPANY



SAFECO

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

THIS SPACE RESERVED FOR RECORDER'S USE

JAN 27 1983	
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF RECORD FILED BY	
<i>Jan Kiefer</i>	
<i>Raymond E. Groat</i>	
3:30 P.	4/21/83
	P2
OF <i>Deeds</i>	213
RECORDS OF SKAMANIA COUNTY, WASH.	
<i>Darryl M. Olson</i>	
COUNTY AUDITOR	