

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 14th day of April, 1983, by and between ADA E. ELLISON, a widow woman, hereinafter called the "seller", and WILLIAM C. McLEOD and PATRICIA A. McLEOD, husband and wife, and DON LEONARD and BERNADEAN F. LEONARD, husband and wife, hereafter called the "purchasers",

WITNESSETH: That the seller agrees to sell to the purchasers and the purchasers agree to purchase from the seller, all of the following described real estate, with the appurtenances, situated in Skamania County, State of Washington, to-wit:

PARCEL 1: Commencing at a point 20 feet west and 168.5 feet south of the northeast corner of the Northwest Quarter of Section Twenty-Eight (28), Township Three North, Range Eight East of the Willamette Meridian; thence west 629 feet; thence south 503.5 feet; thence east 629 feet; thence north 503.5 feet to the place of beginning, containing 7.20 acres more or less; and

PARCEL 2: Tax Lot 4 of Section 28, Township 3 North, Range 8 E.W.M., more particularly described as follows: Commencing at a point 30 feet south and 20 feet west of the NE corner of the Northwest Quarter (NW4) of Section 28, Township 3 North, Range 8 E.W.M., running thence west 314.5 feet; thence south 138.5 feet; thence east 314.5 feet; thence north 138.5 feet to the place of beginning, containing one acre more or less.

The terms and conditions of this contract are as follows:

Consideration: (1) As part of the consideration given hereunder, the seller acknowledges that throughout the past several years the purchasers have cared for said seller; that purchasers agree to continue to supplement the seller's nursing home care by attending to her personal but not financial needs which would not otherwise be taken care of by the nursing home.

(2) That in addition to the consideration set out above the purchasers agree to pay to the seller the sum of TEN THOUSAND and no/100 DOLLARS (\$10,000.00), in cash, said sum to be placed in escrow or with a licensed attorney; that upon said placement of these funds the seller agrees to execute and deliver to purchasers a statutory warranty deed in fulfillment of this real estate contract



which shall then be recorded and the monies shall be deposited into the account of the seller.

(3) As further consideration of this transaction the purchasers agree to pay all costs of closing, estimated to be approximately \$300.00.

Condition of Premises: Purchasers agree that full inspection of said real estate has been made and that neither the seller nor her assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchasers or seller, or the assigns of either, be held to any covenant or agreement for alterations, improvements or repairs.

Date of Possession: Purchasers shall be entitled to possession of said real estate upon full payment of the monetary consideration aforementioned.

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

Ada E. Ellison (Seal)
ADA E. ELLISON - Seller

William C. McLeod (Seal)
WILLIAM C. McLEOD - Purchaser

Patricia A. McLeod (Seal)
PATRICIA A. McLEOD - Purchaser

Don Leonard (Seal)
DON LEONARD - Purchaser

Bernadean F. Leonard (Seal)
BERNADEAN F. LEONARD - Purchaser

No. 5241
TRANSACTION IN EXCISE TAX
MAY 13 1983
Amount \$ 207.00
Skamania County Treasurer
By [Signature]

STATE OF WASHINGTON)
) ss.
County of Clark)

On this day personally appeared before me ADA E. ELLISON, WILLIAM C. McLEOD and PATRICIA A. McLEOD, and DON LEONARD and BERNADEAN F. LEONARD, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they each 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 14th day of April, 1983.



Sally Luse
Notary Public in and for the State of Washington, residing at Camas