

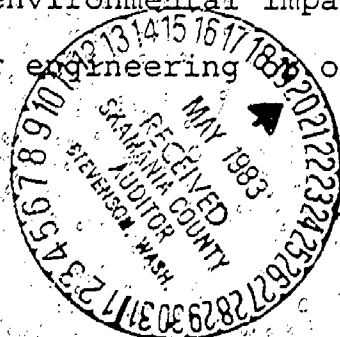
OPTION FOR SALE OF REAL ESTATE

IN CONSIDERATION OF THE SUM OF TEN and no/100 (\$10.00) DOLLARS and other valuable consideration, in hand paid by HERITAGE INVESTMENT SERVICES (HIS) CORPORATION, a Washington corporation, the receipt whereof is hereby acknowledged, GEORGE A. RIZOR, JR. and NANCY M. RIZOR, husband and wife, do hereby grant to said corporation purchaser, and to its heirs and assigns, the option of purchasing from GEORGE A. RIZOR, JR. and NANCY M. RIZOR, husband and wife, and they agree to sell to the said purchaser at any time within the dates hereinafter stated, the following described real estate situated in Skamania County, State of Washington, to wit:

See Exhibit "A" attached hereto and do agree to furnish to purchaser title report in the event said option is exercised.

Provided said title report shows good merchantable title in said property, the said purchaser is to pay for said property the sum of \$10,000.00 per acre from the time of the exercise of the option as follows: \$4,000.00 per month principal and interest at the rate of 7% per annum with any remaining balance payable at the end of ten (10) years.

It is the grantors' objective as an individual to effect orderly liquidation of the land purchased by him as a long-term investment and abandons any individual attempt to develop the property. The grantors do hereby grant to the grantee, both prior to acceptance of the option and after acceptance of the option, the right to apply for zoning changes, environmental impact studies, appropriate rights to possession for engineering and other



LAW OFFICES OF  
Landerholm, Memovich,  
Lansverk, Whitesides, Marsh,  
Morse & Wilkinson, Inc., P.S.  
P.O. Box 1086  
Broadway at Evergreen, Suite 400  
Vancouver, Washington 98560  
(206) 696-3312

studies and surveying towards the end that this property may be developed in accordance with the laws of the County of Skamania and the State of Washington.

Grantors do reserve any buildings located at the time of the exercise of the option on subject property, together with the amount of property sufficient for the intended use of said buildings and agree to lease said buildings at a reasonable rate to the said corporation, grantee herein.

This option shall be open and irrevocable to and including May 1, 1988 and the option shall continue in force and effect after that date unless terminated by either party by giving thirty (30) days' written notice of intention to terminate.

If the option is exercised, the property shall be conveyed by warranty deed to grantee who shall secure grantors' with a Deed of Trust. Said contract shall provide for mortgage releases of one (1) acre for each \$10,000.00 cash paid on said agreement to grantors, providing reasonable access is provided and left for the land remaining mortgaged to the grantors.

IN WITNESS WHEREOF, the parties have executed this Option  
this 11<sup>th</sup> day of May, 1983.

Nancy M. Rizor

George A. Rizer, Jr

STATE OF WASHINGTON )

SS.

County of Clark

The undersigned Notary Public in and for the State of Washington does hereby certify that on this /// day of May, 1983, personally appeared before me GEORGE A. RIZOR, JR. and NANCY M. RIZOR, husband and wife, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes herein mentioned.

1983. GIVEN under my hand and official seal this 11 day of May,

Notary Public in and for the  
State of Washington,  
Residing at Vancouver.

LAW OFFICES OF  
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Lansverk, Whitesides, Marsh,  
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Vancouver, Washington 98666  
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## EXHIBIT "A"

PARCEL 1.

A tract of land located in Government Lot 1 of Section 1, Township 1 North, Range 5 E.W.M., described as follows: Beginning at the northeast corner of the said Government Lot 1 (the same being also described as the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the said Section 1); thence West 362 feet; thence South 376 feet to the northerly right-of-way line of the Spokane, Portland & Seattle Railway Company; thence North 87°25' East following said right-of-way line 363 feet; thence North 349 feet to the point of beginning;

Government Lot 4 of Section 6, Township 1 North, Range 6 E.W.M. TOGETHER WITH all tidelands of the second class in front of, adjacent to and abutting upon said Government Lot 4 as described in deed from the State of Washington dated January 26, 1917, and recorded February 13, 1917, at page 103 of Book Q of Deeds, Records of Skamania County, Washington.

EXCEPT right of way acquired by Spokane, Portland & Seattle Railway Company.

## SUBJECT TO:

a. Easements for electric power transmission lines granted to the Northwestern Electric Company, a corporation, including that conveyed by deed dated December 31, 1912, and recorded February 24, 1913, at page 233 of Book O of Deeds, Records of Skamania County, Washington; and

b. Easements and rights of way for public roads including Primary State Highway No. 8, over and across the real estate described above.

EXCEPT the East 480 feet of the West 1130 feet of Government Lot 4 of Section 6, Township 1 North, Range 6 East of the Willamette Meridian in Skamania County, Washington, lying North of the North line of the easement and right of way of Primary State Highway No. 8 (now State Highway No. 14).

PARCEL 2

That portion of Government Lot 3 of Section 6, Township 1 North, Range 6 E.W.M. lying northerly of Washington State Highway 14 (Evergreen Highway) and westerly of County (Smith-Cripe) Road.

PARCEL 3

A parcel of land located in Government Lot 3, Section 6, Township 1 North, Range 6 East, W.M., More Particularly: Beginning at the west quarter corner of Section 6, Township 1 North, Range 6 East, thence S 88°01'40" E along the north line of the south-west quarter of said Section 6, 1,635.24 feet to the centerline of the Smith-Cripe County Road being the initial point of the tract hereby described: thence N 88°01'40" W 38.49 feet; thence S 4°57'41" W, 323.60 feet; thence S 10°09'14" E, 128.20 feet; thence S 31°52'14" E, 140.23 feet; thence S 23°01'46" W, 138.68 feet; thence S 50°39'27" W, 0.44 feet; thence N 59°24'03" E, 215.93 feet along the northerly right-of-way line of State Highway 14 to the centerline of the Smith-Cripe County Road; thence northerly along the centerline of said Smith-Cripe Road as described in deed dated August 4, 1976 and recorded at Page 777, Book 75 of Deeds, Records of Skamania County, 618.36 feet, more or less, to the initial point of the tract hereby described.



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EXCEPTING the easterly 45 feet thereof.  
 Containing 0.76 acres, more or less.  
 Subject to easements of record.

The aforescribed legal description more particularly describes segregated portions numbered 600, 602, 603, 604, 320 and 800 and is not intended to desegregate the same.

*George A. Linderholm*  
*315 N. 9th Ave - Camas*  
*2:50 P. 5/20/83*  
*82*  
*292*  
 RECORDS OF SKAMANIA COUNTY, WASH.  
*Harry M. Olson*  
 COUNTY AUDITOR  
*J. L. Linderholm* DEPUTY