

116224

PURCHASE AGREEMENT

BOOK 135 PAGE 285

This contract is for the sale of Lot 22, Block 8, Plat of Relocated North Bonneville (322 Celilo, N. Bonneville, WA), and the Saelby mobile home thereon by Hugh R. Davidson, hereafter designated Seller, to Chester Joseph Liston, Lenore Liston, and Bobette Wilkins, jointly, hereafter designated Buyer.

1. Agreed purchase price is \$25,500.00 to be paid as follows: \$5,500.00 paid down upon signing of this agreement. Beginning August 1, 1993, payments of \$400.00 will be made between the 1st and 5th of each month for twelve (12) months. Beginning July 1, 1994 interest will accrue on remaining principal balance (\$15,200.00) at annual rate of eight percent (8%). Beginning August 1, 1994, monthly payment of \$237.00 will be due, and will include current interest due and principal. There is a five day grace period for monthly payments, which will continue until total purchase price is paid. Early payment on Principal is permissible. Payments will be made to an account of Seller in Riverview Savings Bank, Stevenson, WA.

2. Buyer is liable to Seller for property taxes and for household property and liability insurance maintained by Seller. Reimbursement will be made by Buyer to Seller as they come due. If reimbursement is not paid as due, amount owed will be added to principal balance of purchase, and will accrue interest.

3. Buyer assumes all costs, after possession, for water, sewer, garbage, TV cable and any other service charges to this property.

4. Upon completion of payments under this contract, Seller will deliver to the Buyer a Quitclaim Deed for the Lot 22 property, and Title to the Saelby mobile home, without lien. In event of death of Seller, conditions of this contract will remain in effect under the estate of the deceased.

Seller Hugh R. Davidson Buyer Chester J. Liston

015798

REAL ESTATE EXCISE TAX

MAY 13 1993

PAID 390.15

JW

SKAMANIA COUNTY TREASURER

Registered h  
 Indexed, Dir h  
 Indirect h  
 Filmed h  
 Mailed h

Glenda J. Kimmel, Skamania County Assessor  
 By [Signature] Parcel # 2-7-24-3-4-2200

6. In event of two defaults of payments due under this contract, the entire remaining principal balance, and any interest due, becomes due and payable. Should Buyer become unable to complete this purchase, previous payments remain with Seller as compensatory damages for contract failure. Should property be further damaged beyond fair wear and tear, other damages may be sought.

7. House and property are accepted by Buyer as serviceable and in good repair, with defect exceptions noted and listed below. Buyer pledges to maintain house and property in the same condition, with allowance for fair wear and depreciation.

Defect List: 1. Central bathroom wallpaper is peeling.  
2. Ceiling above kitchen sink is water stained.  
3. Living room side window has water damage to lower sill.

8. "Goods" list:

1973 Snelby mobile home (24' X 50') containing:

|   |                                   |
|---|-----------------------------------|
| 2 bedrooms  | air conditioning                  |
| 2 baths   | living room nide-a-bed sofa       |
| 2 walk-in closets   | Magnavox cabinet radio-phonograph |
| fireplace   | curtains and drapes               |
| electric kitchen range, refrigerator, washer and drier included are accepted as is, presently in working condition. |                                   |

9. For convenience in moving Buyer in and Seller out, both parties shall have access to this property until legal possession is taken by Buyer on July 1, 1993.

Signed May 10, 1993 at Stevenson

in Skagitania County, State of Washington.

Seller Hugh R. David

Buyer(s) Cherise Lister

Gene M. Lister

Bobbette B. Wilkins

State of Washington  
County of Skamania

I certify that I know or have satisfactory evidence that Hugh R. Davidson, Chester Joseph Liston, Lenore Liston, and Bobbette Wilkins are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 10, 1993



*Kathy L. McKenzie*  
Signature *Kathy L. McKenzie*

My commission expires 1/1/97

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Hugh Davidson*

MAY 13 12 39 PM '93

*P. Laury*  
CLERK  
GARY H. OLSON