

Return to  
Jim MacArthur  
522 Cannavina Rd  
Carson WA 98610

CONTRACT - REAL ESTATE

THIS CONTRACT, MADE THIS 16 DAY OF October, 1995, BETWEEN PHYLLIS BALDWIN, AN UNMARRIED WOMAN, HEREINAFTER REFERRED TO AS THE SELLER, AND JAMES MACARTHUR, A SINGLE MAN, HEREINAFTER REFERRED TO AS THE BUYER.

WITNESSETH: THAT IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS HEREIN CONTAINED, THE SELLER AGREES TO SELL UNTO THE BUYER AND THE BUYER AGREES TO PURCHASE FROM THE SELLER ALL OF THE FOLLOWING DESCRIBED LANDS AND PREMISES SITUATED IN SKAMANIA COUNTY, STATE OF WASHINGTON. TO-WIT:

LOT 8 EL DESCANSO AL RIO TRACT

123902

BOOK 153 PAGE 888

FOR THE SUM OF THIRTY-THOUSAND DOLLARS (\$30,000.00, HEREINAFTER CALLED THE PURCHASE PRICE), ON ACCOUNT OF WHICH TEN-THOUSAND DOLLARS (\$10,000.00) IS PAID ON THE EXECUTION HEREOF (THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED BY THE SELLER); THE BUYER AGREES TO PAY THE REMAINDER OF SAID PURCHASE PRICE (TO-WIT: \$20,000.00) TO THE ORDER OF THE SELLER IN MONTHLY PAYMENTS OF NOT LESS THAN TWO-HUNDRED AND FOURTEEN DOLLARS AND NINETY-THREE CENTS (\$214.93) EACH, PAYABLE ON THE 15TH DAY OF EACH MONTH HEREAFTER, BEGINNING WITH THE MONTH OF December, 1995, AND CONTINUING FOR A TERM OF FIFTEEN (15) YEARS. SAID PURCHASE PRICE MAY BE PAID OFF AT ANY TIME PRIOR TO THE FIFTEEN (15) YEAR TERM OF THIS CONTRACT; ALL DEFERRED BALANCES OF SAID PURCHASE PRICE SHALL BEAR THE INTEREST RATE OF 10 PERCENT PER ANNUM FROM December 16 UNTIL PAID, INTEREST BEING INCLUDED IN THE MINIMUM MONTHLY PAYMENTS ABOVE REQUIRED. TAXES ON SAID PROPERTY FOR THE CURRENT TAX YEAR SHALL BE PRORATED BETWEEN THE PARTIES HERETO AS OF THE DATE OF THIS CONTRACT.

THE BUYER AGREES THAT A LIFE ESTATE SHALL BE GRANTED TO THE SELLER PROVIDING FOR A RECREATIONAL VEHICLE CAMPSITE, WHICH SHALL INCLUDE A FULL RECREATIONAL VEHICLE HOOKUP.

IN WITNESS WHEREOF, SAID PARTIES HAVE EXECUTED THIS INSTRUMENT IN TRIPLICATE.

17786  
REAL ESTATE EXCISE TAX

SELLER: Phyllis J. Baldwin

NAME AND ADDRESS: Phyllis J. Baldwin  
4516 Morrisons Ln.  
Sacramento, Ca. 95864-1735

BUYER: James F. MacArthur

NAME AND ADDRESS: James F. MacArthur  
522 Cannavina Rd.  
Carson, WA 98610

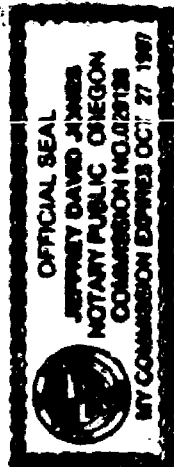
FILED FOR RECORD  
SKAMANIA CO. WASH  
BY James MacArthur

Nov 28 12 44 PM '95

AUDITOR  
GARY M. OLSON

STATE OF OREGON, COUNTY OF MULTNOMAH ) ss.  
THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON Oct 16, 1995  
BY Jeffrey David Jensen

NOTARY PUBLIC FOR OREGON.  
MY COMMISSION EXPIRES 10-27-1997



Carson, WA 98610  
11/28/95  
4-7-15-3-600