

JUL 11-98 MON 10:29

FILED FOR RECORD
SKAMMIA CO. WASH
BY Carolyn Boaz

JUL 28 38 AM '96

O'Leary
AUDITOR
GARY M. OLSON

125633

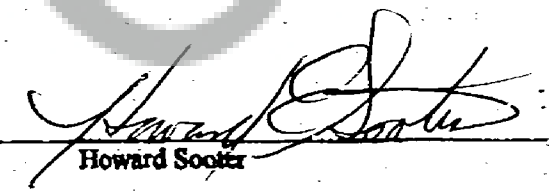
OPTION AGREEMENT

BOOK 758 PAGE 126

Howard Sooter, a married man selling a portion of his separate estate, as Seller, gives James and Carolyn Boaz, husband and wife and Matthew Bronson, a single man, as Buyers, an option to buy 20+ acres of land according to the following terms and conditions:

1. Buyers shall give Sellers \$5000 as an option payment upon the signing of this agreement. This \$5000 shall be non-refundable and shall apply towards the purchase price of the land.
2. Buyers have the option to buy 20 acres plus any small additional amount needed, if any, to allow Buyers to subdivide the property purchased into 4 building lots.
3. This option shall be for 2 years, but shall be exercised as soon as Buyers receive approval from the county to subdivide the property being purchased into 4 building lots.
4. The purchase price for the property shall be \$140,000.00. The balance of the purchase price shall be due in full at closing. Seller shall provide Buyers with title insurance, pay excise taxes and 1/2 of the escrow fee. Buyers shall pay 1/2 of the escrow fee.
5. The boundary lines of the property purchased shall be according to the map attached hereto and incorporated herein, but the dimensions on the map are only approximate. A correct legal description may be added to this agreement at any time. The property shall extend north sufficient to create a new 20 acre parcel plus any additional land needed for 4 building lots.
6. If Buyers should pay to Seller any additional amounts prior to closing, and if the Buyers cannot receive approval for 4 building lots, Seller shall repay the extra funds advanced, or Buyers may purchase a lesser amount of land, at Buyers' option.
7. Seller will cooperate with Buyers to short plat the property. Seller will be responsible for the costs to divide the 20+ acres sold from the balance of his property. Buyers will be responsible for the costs to subdivide the 20+ acres.
8. The legal description attached hereto and incorporated herein, is a description of Seller's property from which the 20+ acres will be divided and sold to Buyers.

Dated 7-1-96


Howard Sooter

Payable ☒
Indirect ☒
Filed ☒
Filed ☒

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$$2041520 = 871200$$

$$- 217280$$

$$= 47760$$

$$80,440 \text{ ft}$$

$$18.4 \text{ ac}$$

$$\frac{80,440 \text{ ft}}{1294'} = 62.5'$$

$$+ 240'$$

$$860'$$

1327.67

School House Rd

$\approx 860'$
 $\approx 891'$

Center Rd

186

300

200

220

1294.60

644.13

N ↑

190

Parcel 3-10-22-190
20 acres (excluding 30' at Rd)

$\approx 651'$
 $\approx 628'$

1328.61

240

191

192

193

194

Applied to
4-194-

1293.75'

199

192

192

192

192

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P.02

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STATE OF WASHINGTON)

COUNTY OF Klickitat)

On this day, before me, personally appeared Howard Sooter, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of July, 19 96



Sue D. Morrison
NOTARY PUBLIC in and for the State
Of Washington residing at White Salmon
My commission expires: 4/25/97

[Handwritten signature]