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BOOK 165 PAGE 764

Return Address:

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FILED FOR RECORD
SKAMANIA CO. WASH
BY Tim & Christina Maddux

MAY 30 4 25 PM '97

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Please Print or Type Information.

Document Title(s) or transactions contained therein: 1. Agreement to Sell Real Property 2. 3. 4.
GRANTOR(S) (Last name, first, then first name and initials) 1. Waters, James & Debbie 2. 3. 4. <input type="checkbox"/> Additional Names on page _____ of document.
GRANTEE(S) (Last name, first, then first name and initials) 1. Maddux, Timothy & Christina 2. 3. 4. <input type="checkbox"/> Additional Names on page _____ of document.
LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter) Lot 7 Emerald Estates <input type="checkbox"/> Complete legal on page 1 of document.
REFERENCE NUMBER(S) Of Documents assigned or released: <input type="checkbox"/> Additional numbers on page _____ of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER 3-8-11-4-901 <input type="checkbox"/> Property Tax Parcel ID is not yet assigned. <input type="checkbox"/> Additional parcel #'s on page _____ of document.
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

Indexed ☒
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Verified ☒

Form A115

**AGREEMENT TO SELL
~~PERSONAL~~ REAL PROPERTY**

PURCHASE AND SALES AGREEMENT made by and between

JAMES & DEBBIE WATERS (Seller)
and TIMOTHY & CHRISTINA MADDEX
(Buyer).

WHEREAS, for good consideration the parties mutually agree that:

1. Seller agrees to sell, and Buyer agrees to buy the following described property:
LOT #7 EMERALD ESTATES BK B PG 87
3-8-17-9-907
2. Buyer agrees to pay to Seller and Seller agrees to accept \$ 20,000 as total purchase price payable as follows:
\$ 4,000 deposit here with paid
\$ 16,000 payable on delivery by cash, certified or bank check
3. Seller warrants it has good and marketable title to said property, full authority to sell said property, and that said property shall be sold by warranty bill of sale free and clear of all liens, encumbrances, liabilities and adverse claims of every nature and description.
4. Said property is sold in "as is" condition, Seller disclaiming any warranty of merchantability, fitness or working order or condition of the property except that it shall be sold in its present condition, reasonable wear and tear excepted.
5. The parties agree to transfer title on _____, 19____, at the address of the Seller. Time is of the essence.
6. This agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.
7. OTHER TERMS:

TITLE WILL BE TRANSFERRED AT TIME OF PAYOFF

Signed this 30 day of MAY, 19 97.

Signed in the presence of:

James P. Waters
Witness Seller

Debbie Waters
Seller

Tim Maddux
Witness Buyer

Christina M. Maddux
Buyer



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(Revised 3/93)