

129626

BOOK 170 PAGE 405

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Thomas Foley*

OCT 28 1 07 PM '97

P. Olson
AUDITOR
GARY M. OLSON

RETURN ADDRESS:

THOMAS J. FOLEY, Attorney at Law
POB 129
Stevenson WA 98648

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Escrow Agreement for Reservation of Lot(s) on or Accessing Flint Way,
2. Carson, Washington.
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. McGUIRE, CLIFFORD F.
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. OLSEN, LARRY B.
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated I.E., Lot, Block, Plat or Section, Township, Range, Quarter-Quarter)
Lots 11 and 21 in the proposed Short Plat and Subdivision located
on or adjoining Flint Way, Carson, Skamania County, Washington.

☐ Additional Names on page _____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Additional Names on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

03082931114 & 119

☒ Property Tax Parcel ID is not yet assigned.

☐ Additional Names 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.

Oct. 27 '97 14:14

KONICA FAX 275

P. 2

10/27/1997 09:54

5094931905

COLUMBIA TITLE

PAGE 01

Rec # 2138

**ESCROW AGREEMENT
FOR RESERVATION OF LOT(S) ON OR ACCESSING
FLINT WAY, CARSON, WASHINGTON**

This Escrow Agreement is by and among Columbia Title Company ("Escrow Agent") Clifford F. McGuire, Owner and the prospective purchaser of Lot(s) No. 11 & 21 in the proposed Short Plat and Subdivision, located on or adjoining Flint Way, Skamania County, Washington.

Escrow Agent, Owner and Purchaser hereby agree that all funds of Purchaser and a signed copy of the attached Reservation Agreement shall be placed in escrow with the Escrow Agent at its Main Office in White Salmon, Washington. Escrow Agent agrees to accept such funds subject to the right of the prospective purchaser to withdraw said funds from the escrow at any time without deduction and without consent of any other party to the Reservation or Escrow Agreement until the buyer receives and accepts the final plat approval and a copy of any covenants and restrictions and Purchaser has executed a Sales Agreement for the purchase of said Lot, which Sales Agreement will thereby be substituted for the Reservation.

PURCHASER PRICE TO BE \$90,000.00 WITH \$1,000.00 DOWN PAYMENT. THE DEPOSIT WILL BE TO \$45,000.00 AT THE TIME OF CLOSING. THE BALANCE OF \$45,000.00 WILL BE CARRIED BY THE SELLER WITH MONTHLY PAYMENTS AT \$500.00 PER MONTH DUE ON THE FIRST OF THE MONTH. THE NOTE WILL BE SECURED BY A DEED OF TRUST AND PROMISSORY NOTE BEARING AN INTEREST RATE OF 10% APR WITH A BALLOON IN FIVE YEARS FROM CLOSING. COLLECTION OF THE NOTE WILL BE BY COLUMBIA TITLE CO. WHITE SALMON, WA.

Date: 8/11/95

OWNER:

Clifford F. McGuire
1 Underhill Road
Mill Valley, CA 94941

By: Clifford F. McGuire

Realtor/Agent:

PROSPECTIVE PURCHASER:

By: Fanny B. Olsen

By: _____

By: _____

By: N/A

CX: _____

10/27/1997 09:54 5094931985

COLUMBIA TITLE

PAGE 02

Page 2 RESERVATION AGREEMENT

In the event Purchaser does not execute the Purchase and Sales Agreement agreeing to purchase the Lot reserved within ten (10) days after delivery of the final plat approval and copies of Covenants and Restrictions, owner may elect to terminate this Reservation Agreement by instruction escrow agent to refund to Purchaser the above deposit in full.

NOTICE: Either party may cancel this Reservation without incurring liability to the other at any time until such time as Seller and Purchaser have replaced this reservation with a fully-executed Purchase and Sale Agreement, agreeing to purchase and sell the Lot(s) described above.

Owner:

Clifford F. McGuire
1 Underhill Road
Mill Valley, CA 94941
(509) 493-4402

Purchaser:

[Signature]

22305 ROLLING HILLS LN
Address
YORBA LINDA, CA 92687
City, State, Zip
714 692 0370
Telephone

P.O. Box 1926
2998 SPRUCE
CAPE RD
KODIAK, AK
99615
907 486 8484 (H)
907 486 7242 (W)

SECOND ADDRESS

Oct. 27 '97 14:22

KONICA FAX 275

P. 1

WIND RIVER ESTATES

26 LOTS 1/2 to 1/3 AC. EACH
4 LOTS 1 1/2 to 2 1/2 AC. EACH

"Own a Piece of The Gorge"

Protective Covenants • View Corridors
All Utilities Underground • Owner Terms

\$32,000	41. \$50,000	21. \$55,000
\$40,000	12. \$45,000	22. \$55,000
\$40,000	13. \$52,000	23. \$55,000
\$50,000	14. \$52,000	24. \$50,000
\$45,000	15. \$52,000	25. \$50,000
\$30,000	16. \$52,000	26. \$50,000
\$40,000	17. \$45,000	1A. \$80,000
\$40,000	18. \$45,000	2A. \$85,000
\$35,000	19. \$52,000	3A. \$80,000
\$40,000	20. \$50,000	4A. \$80,000

**FOR SALE
BY OWNER**

Clifford McGuire

509-493-4402

or 415-383-4532

FAX 415-383-4535

Maple also has WHITE SALMON ESTATES, White Salmon, Wa.
15 miles east. Palms Verde and Rio Vista Streets.
Views of the Gorge and Mt. Hood.

"Courtesy to Realtors"

Tom Foley

11. ~~45,000~~ 9,000 20,000
~~76,000~~

~~102,000~~

~~90,000~~ 18,000

~~15,000~~ ~~77,000~~ ~~15,000~~ ~~800~~