

134414

BOOK 186 PAGE 978

When Recorded Return To:

Name: Adrian Sperling

Address: 16411 NE 199 ST

City, State, Zip: Battle Ground Wash,
98604

FILED FOR RECORD
SKAMIA COUNTY WASH
BY Adrian Sperling

MAR 1 1 56 PM '99

Robinson
AUCTIONEER
GARY H. OLSON

1
Advised, On 1
direct 1
ind 1
Said 1

(Fulfillment)

STATUTORY WARRANTY DEED

THE GRANTOR ADRIAN SPERLING

for and in consideration of FULLFILLMENT of CONTRACT

in hand paid, conveys and warrants to BLAINE L CALHOUN & MORRIS CALHOUN

the following described real estate, situated in the County of Skamania, State of Washington:

LOT # 111 NORTH WOODS

FEE PAGE 2 for COMPLETE LEGAL

Gary H. Martin, Skamania County Assessor

Date 3-1-99 Parcel # 96-000111
SPD

Assessor's Account No.: 96-000111

Abb. Legal Desc.

Full Legal Description on Page

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated Oct 8th '79, 1979, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Recorded in book 6 on page 237 AF# 59519
Real Estate Excise Tax was paid on this sale on NA

REAL ESTATE EXCISE TAX

Dated March 1, 1999

Adrian Sperling

MAR 01 1999

PAID see book 6 p 237 AF# 59519

Cl. Deput
SKAMANIA COUNTY TREASURER

State of Washington

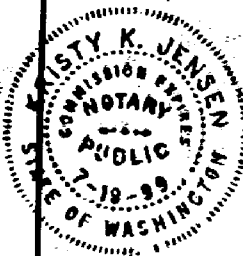
County of Skamania ss.

I certify that I know or have satisfactory evidence that ADRIAN SPERLING

is the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3-1-99
LPB - 11

Kristy K. Jensen
Notary Public in and for the State of Washington,
residing at 1441 E
my commission expires 7-19-99



Title Company
1400 Washington St., Suite 100
P.O. Box 1308
Vancouver, WA 98660

1964

89819

REAL ESTATE CONTRACT

BOOK 77

PAGE 437

237

THIS CONTRACT, made and entered into this 8th day of October, 1979 between ADRIAN D. SPERLING and LOIS M. SPERLING, Husband and wife

hereinafter called the "seller," and

BLAINE L. CALHOUN and NOVA S. CALHOUN, husband and wife

hereinafter called the "purchaser,"



WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in Skamania County, State of Washington: Lot 111, as shown on the Plat and Survey entitled Record of Survey for Water Front Recreation, Inc., dated May 14, 1971, on file and of record under Auditor's File No. 73635, at page 306 of Book "J" of Miscellaneous Records of Skamania County, Washington.

TOGETHER WITH an appurtenant easement as established in writing on said plat, for the joint use of the areas shown as roadways on the plat.

The terms and conditions of this contract are as follows: The purchase price is THIRTY-TWO THOUSAND and no/100 (\$32,000.00) Dollars, of which SEVEN THOUSAND and no/100 (\$7,000.00) Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: TWO HUNDRED EIGHTEEN and 43/100 (\$218.43) Dollars, or more at purchaser's option, on or before the 16th day of December, 1979, and TWO HUNDRED EIGHTEEN and 43/100 (\$218.43) Dollars, or more at purchaser's option, on or before the 16th day of each succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of 9.5% per cent per annum from the 24th day of October, 1979, which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal. All payments to be made hereunder shall be made at or at such other place as the seller may direct in writing. Purchasers agree to pay personal property taxes, fire insurance premium, land lease, land lease tax and association dues separately and timely and to provide proof of said payment to the Seller herein. This contract of sale shall not be assigned or the property sold without the written consent of the Seller being first obtained. Seller shall not unreasonably withhold consent to sell or assignment by Purchaser to a Purchaser or assignee of good credit and of good moral character.

DUE TO RECORDING ERROR
THERE IS NO BOOK 186 PAGE 980