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BOOK 194 PAGE 135

FILED
SKAMANIA CO. TITLE

OCT 12 3 45 PM '99

GARY M. OLSON

AFTER RECORDING MAIL TO:

Name Griffith's
Address PO BOX 951
City/State Stevenson WA. 98648

Document Title(s): (or transactions contained therein)

1. OPTION TO PURCHASE
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. Griffith, Dan
- 2.
3. Griffith, Lynn
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. McComas, Robert L.
2. McComas, Barbara M.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)
A tract of land in Section 31, Township 3 North, Range 7 1/2 and in Section 36
Township 3 North, Range 7 East of the Willamette Meridian, in the County of
Skamania, State of Washington, described as follows;

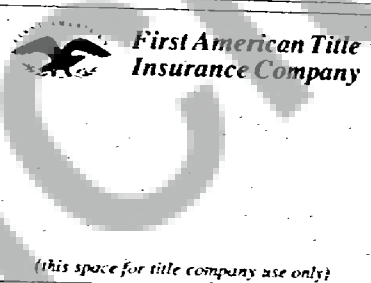
Lot 4 of the Robert Quoss Short Plat recorded in Book 3 of Short plats, Page
296 Skamania County Records.

☐ Complete legal description is on page _____ of document 10/12/99

Assessor's Property Tax Parcel / Account Number(s): 03-07-36-1-0-0603-00

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



OPTION TO PURCHASE

THIS OPTION TO PURCHASE, dated Sept. 21, 1999 between Don & Lynn Griffith
(the seller) and Bob & Barb McComas (the buyer);

1. Option: In consideration of \$ DOLLARS (\$), in the form of \$ received by Seller, Seller grants to Buyer the exclusive right and option (the "Option") to purchase the following described real estate located at 111 Guide Meridian, Stevenson, WA / Lot 4 R. Quass S.P. / BK3 PG296 together with all easements, rights and appurtenances, all buildings and improvements now located on the property and all of Seller's rights, title and interest in all public ways adjoining the property. The exact legal description to be attached.

2. Price: the purchase price shall be The amount remaining on contract DOLLARS (), not to include consideration for this Option. To be purchased as follows: Purchasers shall pay \$300.00 per month, effective Oct, 1999, if the purchase of the house at 22 Lucas Street is complete, to be considered rent/lease and to go to contract balance of the land until August of 2000. At that time, Purchasers will assume the Quass contract directly. Title shall change to purchasers and they will pay the balance owed. Robert Quass will pay the closing costs

3. Period: Buyer may exercise this Option no sooner than Aug 1, 2000 and no later than Aug 30, 2000.

This Option is subject to the provisions set forth on the following pages, which provisions are numbered 1 through and are made part of this Option to Purchase.

BUYER Robert L McComas
Barbara M. McComas

SELLER Don & Lynn Griffith

1. Escrow: In Buyers notice exercising this Option, Buyer shall designate an escrow agent (the "Escrow Agent") for completion of the purchase. Within TEA 10 days after the date on which Buyer exercises this Option, Seller shall deliver to Escrow Agent a recordable general warranty deed which will convey the Premises to Buyer or to Buyer's nominee in fee simple, free of all covenants, conditions, tenancies, liens, encumbrances, restrictions and defects in title, except current property taxes not in default.
2. Closing: Taxes and other items of current revenue and expense shall be prorated as of the closing date and if the amount of such taxes is not the ascertainable, the prorating shall be on the basis of the amount of the most recent ascertainable taxes. All risk of loss or damage to the Premises occurring prior to the closing date shall be Seller's. All transfer and conveyance taxes and/ or documentary stamps and special real estate taxes and assessments shall be paid for by Seller. The cost of recording the documents called for in this Option shall be paid for by Buyer. The cost of the escrow shall be divided equally between Seller and Buyer. All costs related to the issuance of the title policy, including title examination fees and premiums, shall be paid for by the Seller.
3. Title: Seller covenants to make a good faith effort to clear all title exceptions and defects revealed by the title commitment and survey which are objected to by Buyer. Seller agrees to provide Buyer with Seller's prior title evidence such as an abstract or title policy. Seller further agrees to execute and deliver to Escrow Agent any affidavit, statement or other document normally required by the title insurance company as a condition for the issuance of the title insurance policy provided for above.
4. Withdrawal: Buyer may at any time withdraw from this Option and on so doing will forfeit any money paid for consideration.
5. Notices: Every notice under this Option shall be in writing and considered delivered within 3 business days of depositing in the mail.
6. Succession: This agreement shall run with the land and bind and inure to the benefit of Seller's heirs, administrators, executors, successors and assigns, and Buyer's successors and assigns.
7. Fee Agreement: Seller agrees to instruct the closing agent to pay, from deposited funds, the fee, in the amount specified in the listing agreement.
8. Agency Disclosure: See attached.