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BOOK 197 PAGE 65

FILED IN RECORDS
SKM
BY *Kielpinski & Woodrich*
MAR 1 12 50 PM '00
Olson
GARY H. OLSON

AFTER RECORDING MAIL TO:

Kielpinski & Woodrich
P.O. Box 510
Stevenson WA 98648
(509) 427-5665

Document Title(s) or transactions contained therein:

Lease Option Agreement

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

Escene, C. Tom
Escene, Cynthia

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

Green, Thomas K.

Abbreviated Legal Description: [i.e., lot/block/plat or sec/twp/range/1/4]

Section 26 & 27, Township 3 North, Range 8 E.W.M.

Complete legal description on page _____.

Reference Number(s) of Documents Assigned or Released: [Bk/Pg/Aud#]

Book 2 of Short Plats, page 196

Assessor's Property Tax Parcel/Account Number(s):

03-08-26-0-0-0511-00

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Registered	/
Indexed	/
Filed	/
Noted	/

LOT A1 HOME VALLEY, WA.

LEASE
OPTION
AGREEMENT

10

AGREEMENT DRAWN UP BETWEEN:

C. TOM & CYNTHIA ESCENE (OWNERS)
AND
THOMAS K. GREEN (RENTER)

ADDRESS OF RENTAL PROPERTY AND MOBILE:

212 COTTONWOOD ST., HOME VALLEY, WA.

1982 NOVA MOBILE HOME - (VIN) 10288

STARTING MARCH 10, 1996 - THOMAS GREEN AGREES TO MAKE RENT
PAYMENTS OF \$500.00 PER MONTH TO TOM & CINDY ESCENE, STARTING WITH FIRST
& LAST MONTHS PAYMENTS.

HALF OF RENT PAID DURING 40 MONTH PERIOD WILL BE DOWN
PAYMENT TOWARD PURCHASE AGREEMENT. PURCHASE AGREEMENT WILL BE
DRAWN UP AT END OF 40 MONTH PERIOD.

(\$500.00 PER MONTH X 40 MONTHS = \$20,000.00) \$10,000.00 AS DOWN
PAYMENT ON \$57,000.00 TOTAL PURCHASE CCST. BALANCE OF \$47,000.00 TO BE PAID
ON A REAL ESTATE CONTRACT @ 10 % INTEREST.

MONTHLY PAYMENT OF \$500.00 IS DUE ON OR BEFORE THE 10TH OF
EACH MONTH. FAILURE TO COMPLY WITHIN 30 DAYS WILL END PURCHASE CONTRACT.
CLOSING TO OCCUR AT THE END OF 40 MONTH PERIOD, DEPENDING ON
RENTERS INTEREST IN PURCHASE.

RENTER AGREES TO ONE YEAR LEASE.

RENTER AGREES TO MAINTAIN OR IMPROVE CONDITION OF PROPERTY.

RENTER IS LIABLE FOR DAMAGES TO MOBILE.

RENTER IS RESPONSIBLE FOR PERSONAL PROPERTY.

NO ILLEGAL DRUGS ARE ALLOWED ON PROPERTY.

ADDITIONAL PERSONS WILL BE ADDED TO RENT CONTRACT. ADDITIONAL
RENTERS RESPONSIBLE FOR EXTRA TENENTS

BSCENACT0919 Carl T. Escene
ESCEMCM4921 Cynthia M. Escene OWNERS

Thomas K. Green RENTER
3-9-96

Roselind M. Davis
NOTARY
Roselind M. Davis
My Commission Expires:
6/2/96

STATE OF Washington)
County of Skamania) ss. CERTIFICATE OF ACKNOWLEDGMENT

Pursuant to RCW 65.08.110 and Evidence Rule 902(h), I Kimberly Hassell
(Name of Affiant), hereby certify under oath

that the attached document, which is: Lease Option Agreement

(Identify with particularity the document that is to be filed)
is a true, complete and accurate copy of the original document.

I base this Certificate on the fact that I have viewed the original document and hereby verify that it is a true, complete and accurate duplication of the original.

Dated this 24th day of February, ~~1999~~ 2000.

Kimberly Hassell
(Affiant)

2000 SUBSCRIBED AND SWORN to before me this 24th day of February.



Peggy B. Lowry
Peggy B. Lowry
Notary Public, State of Washington
Residing at Carson
My Commission Expires: 2/23/03

Attached to and incorporated herein is a copy of the document to be filed with the Skamania County Auditor.