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BOOK 223 PAGE 493

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY Jack Anderson

APR 26 10 25 AM '02

O'Leary
RECORDER

J. MICHAEL GARVISON

Return Address

Jack E. Anderson

20715 N.E. 109 Street Space #8

Brush Prairie, Wa. 98606

REAL ESTATE CONTRACT

Indexing information required by the Washington State Auditor's/Recorder's Office, (RCW 36.18 and RCW 65.04) 1/97: (please print last name first)

Reference # (if applicable):

Grantor(s): (1) Douglas H. Relyea (2) Carol L. Relyea Add'l. on pg. _____

Grantee(s): (1) Jack E. Anderson (2) _____

Add'l. on pg. _____ Legal Description (abbreviated): Swift Creek Estates, #21

Add'l. legal is on pg. _____ Assessor's Property Tax Parcel/Account# 07 06 35 2 2 0121 00

THIS AGREEMENT, Made and entered into this 23 day of April, 2002, by and between
Leona M. Hixson hereinafter called the Seller, residing in the
 City of Ridgefield, State of Wa.
 and Jack E. Anderson hereinafter called the Purchaser, residing in the City of
Brush Prairie, State of Washington

WITNESSETH, That the Seller agrees to sell and the Purchaser agrees to purchase the following described real estate, with
 the appurtenances thereon, to wit:

Swift Creek Estates, Skamania, Wa.

Lot 21 B-P/B 72

REAL ESTATE EXCISE TAX

12216

APR 25 2002

PAID

160.00

C. deputy

SKAMANIA COUNTY TREASURER

situated in Skamania County, State of Washington, on the following terms: the total purchase price is
Thirty-six thousand and no/100 Dollars (\$ 36,000.00) of which the
 sum of -0- Dollars (\$ _____) has this day been paid by
 Purchaser, the receipt whereof is hereby acknowledged by Seller, and the balance of \$36,000.00, thirty-six thousand
 Dollars (\$ 36,000.00) to be paid in the amounts and at the times stated as follows:

Purchaser agrees to pay a monthly payment of \$495.31, by the
 25th of each month, to include interest of 7.25%
 Until paid in full

7-6-35-2-2-121

7-25-02



Real Estate Contract

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with interest on all deferred payments, to be computed from the date of this agreement at the rate of 7.25 per cent per annum and to be paid on each principal paying date. Purchaser may make larger payments at any time, or pay the contract in full, and interest shall immediately cease on all payments so made.

It is agreed that the Purchaser shall have possession of said premises from the 23 day of April, 2002, provided that all the terms and conditions of this agreement are fully complied with.

Purchaser agrees to pay all taxes and assessments legally levied against said property subsequent to this date, before the same shall become delinquent.

Purchaser agrees to obtain and maintain insurance on the improvements on said premises in the sum of not less than thirty six thousand Dollars (\$ 36,000).

Purchaser also agrees to assume all hazards of damage to or destruction of any improvements on said premises; and agrees to keep the buildings and all improvements on the premises in good condition and repair and not to permit waste; and agrees not to use the premises for any illegal purpose.

In the event that the Purchaser shall fail to make any payment herein provided, the Seller may pay such taxes or assessments and effect such insurance, and any amount so paid by the Seller shall be deemed a part of the purchase price and shall become payable forthwith, with interest at the rate of 7.25 per cent per annum until paid, without prejudice to any other rights of Seller by reason of such failure.

The Purchaser agrees that a full inspection of the premises has been made and that neither the Seller nor assigns shall be liable under any covenants respecting the condition of the premises or for any agreement for alterations, improvements or repairs unless the covenant or agreement is in writing and is attached to and made a part hereof.

The Seller agrees to procure within ten days of the date hereof, a Purchaser's policy of title insurance, insuring the Purchaser to the full amount of the purchase price against loss and damage by reason of defect in the title of the Seller to the real estate herein described, and of prior liens not assumed by the Purchaser in this agreement.

The Seller agrees, on full payment of the purchase price and interest in the manner hereinbefore specified, to execute and deliver to Purchaser a Warranty Deed to the real estate, excepting any part which may hereafter be condemned, free and clear of encumbrances, except those mentioned herein and any that may accrue hereafter through any person other than the Seller.

Time is of the essence of this agreement. If the Purchaser shall fail to comply with or perform any covenant or agreement hereof promptly at the time and in the manner herein required, the Seller may elect to declare a forfeiture by written and recorded notice to the Purchaser, and at the expiration of 90 days thereafter this agreement shall be at an end and null and void if in the meantime the terms of the agreement have not been complied with by Purchaser. In such event and upon Seller doing so, and upon compliance with the provisions of R.C.W. 61.30, all payments made by the Purchaser hereunder and all improvements placed upon the premises shall be forfeited to the Seller as liquidated damages, and the Seller shall have the right to re-enter and take possession. Service of all demands and notices with respect to such declaration or forfeiture and cancellation may be made by registered mail at the following address: 20715 N. E. 109 St. Burien Prairie, Wa. or at such other address as the Purchaser shall indicate to the Seller or Seller's agent or attorneys in writing or which is known to the one giving notice.

In the event of the taking of any part of the property for public use, or of the destruction of any of the improvements on the property by fire or other casualty, the moneys received by reason thereof shall be applied as payment on account of the purchase price of the property, less any sum which may be required to be expended in procuring such money, or to the rebuilding or restoration of the premises.

The payments called for herein are to be made at 18916 N.E. 10th Ave. Ridgefield, Wa.

It is further agreed that:

IN WITNESS WHEREOF, the parties hereto have signed this instrument in duplicate the day and year first above written.

Jack Anderson
Purchaser

Seller Leona M. Hixson

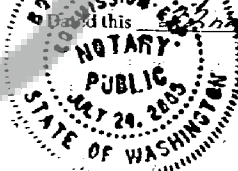
STATE OF WASHINGTON,

County of Clark

SS. (INDIVIDUAL ACKNOWLEDGEMENT)

I certify that I know or have satisfactory evidence that Leona M. Hixson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Subscribed and sworn to before me this 23rd day of April, 2002.



Bonnie Dykstra

Print Name Bonnie Dykstra

Notary Public in and for the State of Washington

My appointment expires: July 24, 2005

(If Seller is a corporation, attach corporate acknowledgment.)