

WA 2007165363
AMMINEA WACHETE BRISWELL
2106 01 WASHOUGAL
WASHOUGAL

Doc # 2007165363
Page 1 of 2
Date: 03/20/2007 03:44P
Filed by: ENID RAND
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$33.00

Return Address:

ENID DOLORIS RAND
21 SILVER STAR DR.
WASHOUGAL, WA. 98671

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) RAND, ENID DOLORIS (2) _____ Addl'. on pg _____
Grantee(s): (1) VAUGHAN, STEVE (2) VAUGHAN, COLLEEN
Addl'. on pg _____ Legal Description (abbreviated): Lot 1 of the Doloris Rand Short Plat 2.01 Acres.
Addl'. legal is on pg _____ Assessor's Property Tax Parcel/Account# 02053300250000
NOW 2511-00

THIS AGREEMENT, Made and entered into this 20 day of MARCH, 2007, by and between
ENID DOLORIS RAND hereinafter called the Seller, residing in the
City of WASHOUGAL, State of WASHINGTON
and STEVE VAUGHAN and COLLEEN VAUGHAN hereinafter called the Purchaser, residing in the City of
WASHOUGAL, 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:

LOT 1 OF THE DOLORIS RAND SHORT PLAT.
2.01 ACRES, SKAMANIA COUNTY AUDITOR
FILE # 2007165260
REAL ESTATE EXCISE TAX
26831

Skamania County Assessor
Date 3/20/07 Parcel# 2-5-33-2511
C.S.

MAR 20 2007
PAID 384. + 75.45 = 464.00
Vickie Chelland, Clerk

SKAMANIA COUNTY TREASURER

situated in SKAMANIA County, State of WASHINGTON on the following terms: the total purchase price is
THIRTY THOUSAND and 00/100 Dollars (\$30,000.00) of which the
sum of FIVE THOUSAND and 00/100 Dollars (\$5,000.00) has this day been paid by
Purchaser, the receipt whereof is hereby acknowledged by Seller, and the balance of TWENTY-FIVE THOUSAND
Dollars (\$25,000.00) to be paid in the amounts and at the times stated as follows:

\$600.00 PER MONTH STARTING APRIL 1, 2007 DIRECTLY
TO THE SELLER. PAYMENT WILL BE PAID ON THE
FIRST DAY OF THE MONTH, EACH MONTH UNTIL THE
BALANCE IS PAID OFF. PAYMENTS MUST BE COMPLETED
WITHIN 46 MONTHS. PURCHASER MAY PAY BALANCE
OWED TO SELLER IN ONE LUMP SUM WITHOUT
ANY PRE-PAYMENT PENALTIES.



Real Estate Contract

©Washington Legal Blank, Inc., Issaquah, WA Form No. 34P 7/97

MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER.

www.wlbfirms.com

with interest on all deferred payments, to be computed from the date of this agreement at the rate of 5 per cent per annum and to be paid on each principal paying date. Purchaser may make larger payments at anytime, 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 1 day of APRIL 2007, 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 keep and maintain insurance on the improvements on said premises in the sum of not less than N/A Dollars (\$ N/A).

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 5 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 relied upon 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 or of reason 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: 11611 WASHOUGAL RIVER RD, WASHOUGAL, WA 98671 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 21 SILVER STAR DR, WASHOUGAL, 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.

Steve Vaughan
Purchaser
Colleen Vaughan

Erin Dolan Rand
Seller

STATE OF WASHINGTON,

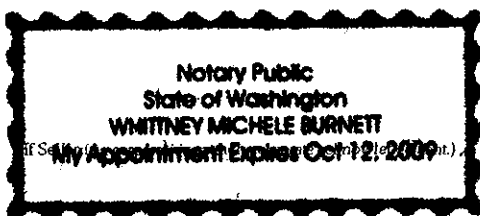
County of Clark

SS.

(INDIVIDUAL ACKNOWLEDGEMENT)

I certify that I know or have satisfactory evidence that Steve Vaughan, Colleen Vaughan & Erin Dolan Rand the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 20th day of March 2007.



Whitney Michele Burnett
Print Name Whitney Michele Burnett
Notary Public in and for the State of Washington
My appointment expires: 10/12/09