

Doc # 2007166440
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Date: 06/11/2007 09:42A
Filed by: JOHN HALVER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$34.00

XX

Return Address:

JOHN E + JANE L HALVER
16502 Kth NE
SEATTLE, WA 98155

EARNEST MONEY RECEIPT (Personal Property) AND CONTRACT OF SALE

Indexing information required by the Washington State Auditor's/Recorder's Office. (RCW 36.16 and RCW 65.04) 1/97		(please print last name first)
Reference # (If applicable): <u>JUNE 8, 2007</u>		
Grantor(s) (Borrower): (1) <u>HADLEY, NANCY LEE</u> (2) <u>HADLEY, MICHAEL</u> Add'l. on pg. <u>2</u>		
Grantee(s) (Beneficiary/Trustee): (1) <u>HALVER, JOHN E</u> (2) <u>HALVER, JANE L</u>		
Add'l. on pg. <u>2</u> Legal Description (abbreviated): <u>FOR E 1/2 NE 1/4 SW 1/4 S 21 T 3 N R 10 E M LYING S OF</u>		
Add'l. legal is on pg. <u>2</u> Assessor's Property Tax Parcel/Account # <u>03102130060000</u>		

UNDERWOOD State of WASHINGTON

RECEIVED FROM NANCY LEE HADLEY and MICHAEL HADLEY
TWO HUNDRED THOUSAND Dollars
(\$ 200,000.00) on account of the purchase price of the following described personal property,
to-wit: POR of E 1/2 NE 1/4 SW 1/4 S 21 T 3 N R 10 E M LYING S OF
UNDERWOOD-WILLARD HIGHWAY (Cook-Underwood RD) EXCEPT
TRACT DESCRIBED IN DEER RECORDED IN BOOK 52 DEEDS PAGE 399
SKAMANIA COUNTY, WASHINGTON
located at MP 11.5 COOK-UNDERWOOD RD City of UNDERWOOD
SKAMANIA County, Washington.

The total purchase price is FOUR HUNDRED THOUSAND Dollars
(\$ 400,000.00).

Balance to be paid as follows: ANNUAL PAYMENTS OF \$100,000 OR MORE
WITH FULL POSSESSION ON COMPLETION OF CONTRACT
PAYMENTS SHALL BE MADE IN 2008 AND 2009. SELLORS SHALL
HAVE RIGHT TO OCCUPY PROPERTY UNTIL FINAL PAYMENT
IS MADE.

with interest on deferred payments at the rate of 6 percent per annum until paid, the same to be secured
by DOT on said property.



AGENCY DISCLOSURE. At the signing of this agreement, the selling agent NO AGENT
(name of agent), represented NA (name of party);
and the listing agent NA (name of agent),
represented NA (name of party).

Each signing this document confirms that, pursuant to 18.86.030., written disclosure of agency was provided to him/her in this transaction.

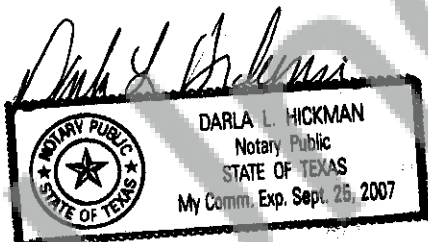
The purchaser shall be given possession of said property within 30 days, and then given a bill of sale showing good and sufficient title to said property and lawful right to convey the same, and shall be furnished an affidavit under the Sales in Bulk Law at Purchaser's option. The Purchaser agrees to complete the purchase in the manner and upon the terms herein and in case of this failure so to do the said sum herein receipted for shall, at the option of the Seller, be forfeited as liquidated damages. If the title is not good and cannot be made good within 60 days after receipt of notice of any defects, or if seller or his agent fails to complete the sale in the manner and upon the terms herein, this agreement is void and the earnest money shall be refunded.

Time is the essence of this agreement.

Vanessa H. Hadley
Purchaser
Michael C. Hadley
Purchaser
4009 SATURN
Address
FLOWER MOUND, TX 75028

HALVER FAMILY REVOCABLE LIVING TRUST
Seller John Halver (Trustee)
By agent Jane L. Halver (Trustee)
Address 16302 41st NE, SEATTLE, WA 98155

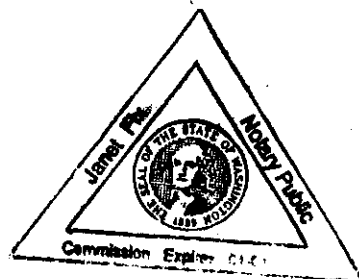
I hereby approve this sale upon the foregoing terms, and agree to pay NONE
agent, when the sale is completed, a commission of \$ NONE



HALVER FAMILY REVOCABLE LIVING TRUST
Seller John Halver (Trustee)
Jane L. Halver (Trustee)

Signed and sworn to before me
this date June 9, 2007

Janet Fox
Notary Public in WA. Sta
My Com. Exp 1-3-10



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That portion of the East Half of the Northeast Quarter of the Southwest Quarter ($E\frac{1}{2} NE\frac{1}{4} SW\frac{1}{4}$) of Section 21, Township 3 North, Range 10 E. W. M., lying southerly of the county road known and designated as the Underwood-Willard Highway;

EXCEPT the following described tract: Beginning at a point on the east line of the $E\frac{1}{2} NE\frac{1}{4} SW\frac{1}{4}$ of the said Section 21 which is 20 feet south and 15 feet west of the intersection of the county road known and designated as the Kramer Road and the said Underwood-Willard Highway; thence following the southerly line of said Underwood-Willard Highway south $50^{\circ} 53'$ west 355.3 feet; thence south $30^{\circ} 12'$ east 556.3 feet to intersection with the east line of the $E\frac{1}{2} NE\frac{1}{4} SW\frac{1}{4}$ of the said Section 21; thence north 701.2 feet to the point of beginning; said tract containing 2.16 acres, more or less;

AND EXCEPT the following described tract: Beginning at a point on the southerly line of said Underwood-Willard Highway, said point being 1801.1 feet south and 179.7 feet east of a railroad iron marking the southwest corner of the $E\frac{1}{2} NE\frac{1}{4} NW\frac{1}{4}$ of the said Section 21; thence south 839 feet, more or less, to the south line of the $NE\frac{1}{4} SW\frac{1}{4}$ of the said Section 21; thence west along said south line 180 feet, more or less, to the southwest corner of the $E\frac{1}{2} NE\frac{1}{4} SW\frac{1}{4}$ of the said Section 21;

Said tract containing a net acreage of 8.9 acres, more or less;

TOGETHER WITH a certain under-ground rectangular concrete water reservoir located in the $E\frac{1}{2} SE\frac{1}{4} NW\frac{1}{4}$ of the said Section 21 and an easement for a water pipeline as now constructed leading therefrom to the dwelling house constructed upon the above described real property; said reservoir and easement being more particularly described in deed to Fred W. Frazer and Eva K. Frazer, husband and wife, dated May 31, 1956, and recorded July 11, 1956, at page 74 of Book 42 of Deeds, Records of Skamania County, Washington;

AND TOGETHER WITH the following described tract in use for road and access purposes: Beginning at the westerly corner of the tract of land first above excepted; thence south $30^{\circ} 12'$ east 21 feet; thence north $27^{\circ} 57'$ east 52.3 feet; thence south $50^{\circ} 53'$ west 45 feet to the point of beginning.

Dated this 14th day of November, 1957.

No.

4207

TRANSACTION EXCISE TAX

APR 8 1964

Amount Paid \$22.97

Michael P. Pomeroy
Skamania County Treasurer

By Beverly J. Ballis, Reg.

Harry J. Carl

Margaret J. Carl

MC #2002166440
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