

WHEN RECORDED RETURN TO:
Tim Breedlove
221 Rist Rd.
Bingen WA 98605

DOCUMENT TITLE(S)
Lease/option Agreement

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page ____ of document.

GRANTOR(S):
Ronald + Judy Lethco

☐ Additional names on page ____ of document.

GRANTEE(S):
Tim Breedlove

☐ Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):
ex. A

☐ Complete legal on page ____ of document.

TAX PARCEL NUMBER(S):
03091430100100

☐ Additional parcel numbers on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

Lease / Option Agreement March 2, 2011

This is with and to include Lease with option to buy of said property.

Entering into this agreement two said parties, Ronald and Judy Lettco - owners/landlords, and Tim and Stephanie Broadbent - tenants at the said property of 221 Rist Drive, Look, WA.

It has been received by Ron and Judy Lettco the beginning amount of \$2000.00, from Tim and Stephanie Broadbent to include, First month payment, last month payment and security deposit. Monthly payments to follow in the amount of \$750.00 to go toward the purchase of house and property. All monies received and exchanged between both parties are to be applied toward the purchase of the said house and property to total the agreed purchase amount of \$175,000.00 to include purchase of chucks and washer and dryer.

It is agreed between both parties that all maintenance for and on said house and property to be the responsibility of the tenants. It is agreed that the tenants are free to make any cosmetic changes to house and property to include painting, flooring, fixtures, etc. It is agreed that the insurance for said house and property is to be carried and provided by the original owners Ron and Judy Lettco.

Also in agreement between both said parties, that in the event the tenants should default on the

agreed contract or payments, the house and property shall be returned to original owners, Ron and Judy Lettco in which time all monies shall resort to as rental monies and be applied as such.

Also in agreement between both said parties, in the event that a death should occur of the original owners Ron and/or Judy Lettco, the said house and property will remain with the said tenants and the contract to be continued and carried out in the control of Ron and Judy's son Daniel Joseph Lettco.

It has been agreed between both parties that the original owners are being allowed to temporarily leave behind personal property, belongings and store in various places, on or in various places of the said property until a later date.

Ronald E. Lettice
Ronald Lettice
(owner)

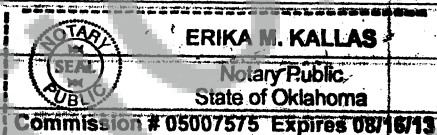
Judy Lettice
Judy Lettice
(owner)

Tim Breedlove
Tim Breedlove
(Tenant)

Stephanie Breedlove
Stephanie Breedlove
(Tenant)

Signed and sworn before me on this
2nd day of March, 2011

My commission expires
August 16, 2013



Erika M. Kallas
Notary

AFN #2010177056 Page: 3 of 3

Ex. A

A track of land located in Section 14, Township 3 North, Range 9 E. W. M., described as follows:

The north 200 feet of the west 810 feet of Lot 8 of OREGON LUMBER COMPANY'S SUBDIVISION according to the official plat thereof on file and of record at page 29 of Book A of Plats, Records of Skamania County, Washington; EXCEPT the west 660 feet thereof.

TOGETHER WITH a non-exclusive easement and right of way for an access road 30 feet inwidth connecting with County Road No. 3041 designated as the Cook-Underwood Road.

Skamania County Assessor
Date 12/8/10 Parcel# 3-9-14-3-1001
CS

Unofficial
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