

After Recording Mail To:

Diane K. La Course
PO Box 961
Haines, AK. 99827

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

N/A
FEB -7 2018

RAID N/A
Nickie Cleveland, Treasurer
SKAMANIA COUNTY TREASURER

**ASSIGNMENT OF SELLERS' RIGHTS IN REAL ESTATE
CONTRACT**

THIS ASSIGNMENT OF SELLERS' RIGHTS IN REAL ESTATE CONTRACT (the "Assignment") is between RONALD K. JACKSON and DIANE K. LA COURSE, husband and wife (the "Assignor"), RONALD K. JACKSON and DIANE K. LA COURSE as Trustees of the RONDIE REVOCABLE TRUST a revocable trust executed in Alaska on December 15, 2017 ("Assignee"). Assignor and Assignee may be referred to herein under those titles or as "Party" or "Parties", as appropriate.

RECITALS:

(A) Pursuant to the Real Estate Contract (the "Real Estate Contract") dated December 15, 2015 and recorded by the Skamania Auditor under AFN #2015-002651 between RONALD K. JACKSON and DIANE K. LA COURSE, husband and wife, as SELLER and SUSAN STRAYER as the BUYER, a true copy of which is attached hereto as Exhibit "A" and incorporated by this reference, the Assignor agreed to sell to Susan Strayer as BUYER a certain real property legally described as:

**A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7
EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY,
WASHINGTON, DESCRIBED AS:**

Assignment of Assignor's Interest
In Real Estate Contract
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Assignor: Ronald Jackson and Diane La Course
Assignee: Ronald Jackson and Diane La Course,
Trustees, RONDIE REVOCABLE TRUST

LOT 1 OF THE HANSON SHORT PLAT AS RECORDED IN BOOK 3 OF SHORT PLATS ON PAGE 116, SKAMANIA COUNTY RECORDS, EXCEPTING THEREFROM ANY PORTION THEROF LYING SOUTHWESTERLY OF THE WEST OF WIND RIVER.

TAX PARCEL NO. 04071500030100 *Jm 2/7/18*

and more commonly known as: 392 Cannavina Road, Carson, Washington 98610, County of Skamania, Skamania County Assessor Tax Parcel Number: 04071500030100 (the "**Property**"), subject to and in accordance with the terms and conditions contained in the Purchase Agreement;

(B) The purchase price payable under the Purchase Agreement for the purchase of the Property is Two Hundred Thousand Dollars (\$200,000.00) in United States Currency (the "**Purchase Price**"), subject to any adjustments contained in the Purchase Agreement; and,

(C) The Assignor now wishes to assign all rights in the Real Estate Contract to Assignees as part of Assignors' estate planning and the Assignee wishes to receive by way of assignment all of the Assignor's right, title and interest, both real and personal, legal and equitable, (the "**Purchaser's Rights**") under the Real Estate Contract to effectuate estate planning objectives.

TERMS OF AGREEMENT:

The Parties agree, in accordance with the mutual promises and covenants contained herein and subject to the terms and conditions hereinafter set forth, as follows:

1. **Definitions.** All capitalized words and phrases used in this Assignment shall have the same meaning as given to them in the Purchase Agreement, unless otherwise defined herein or unless the context otherwise requires.

2. **Assignment and Delegation of Duties.** The Assignor hereby assigns to the Assignee all of their right, title and interest, both real and personal, legal and equitable, in and to the **REAL ESTATE CONTRACT**. This Assignment shall become effective on the date this Assignment is executed and notarized. Assignor expressly delegates all of its rights and duties contained in the **Purchase Agreement** to Assignee.

Assignment of Assignor's Interest
In Real Estate Contract
Page - 2

Assignor: Ronald Jackson and Diane La Course
Assignee: Ronald Jackson and Diane La Course,
Trustees, ROND REVOCABLE TRUST

3. **Assumption of Assignor's duties under the Purchase Agreement.** The Assignee hereby assumes all of the duties and obligations of Assignor as contained in the Purchase Contract including all of Assignor's right, title and interest, both real and personal, legal and equitable, as well as the additional benefits, privileges, obligations and covenants the Purchaser must comply with under the terms of the **REAL ESTATE CONTRACT**.

4. **Assignment Fee.** No fee is assessed by either Assignor or Assignee.

5. **Covenants, Representations and Warranties of the Assignor.** The Assignor hereby covenants, warrants and represents that:

- (a) The **REAL ESTATE CONTRACT** is in full force and effect, in accordance with its terms, un-amended by the parties thereto (except as expressly set forth above), and all monies payable thereunder to the date hereof have been paid;
- (b) The Assignor has the full right, power and authority to give effect to this Assignment and has not previously assigned the Purchase Agreement, or any right, title or interest held thereunder;
- (c) The Assignor is the Seller under the **REAL ESTATE CONTRACT** and authorizes an assignment of Assignor's rights and duties under the **REAL ESTATE CONTRACT**.
- (d) Neither the Seller or Buyer is in default of any obligations under the **REAL ESTATE CONTRACT**; and,

6. **Covenants, Representations and Warranties of the Assignee.**

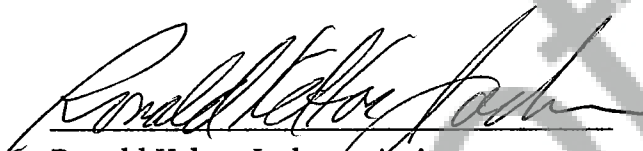
- (a) The Assignee hereby covenants, warrants and represents that the Assignee has the full right, power and authority to give effect to this Assignment.
- (b) This **Assignment Agreement** constitutes the sole and entire agreement between the Parties hereto and no modification shall be binding unless set forth in writing and signed by all parties hereto.

- (c) The **Assignee** hereby assumes and agrees to perform all the remaining and executory obligations of the Assignor.

7. Counterparts and Facsimile. This Assignment Agreement may be executed in several counterparts each of which when so executed shall be deemed to be an original and which counterparts together shall constitute one and the same instrument. The parties hereby acknowledge and agree that for the purpose of offer, acceptance and execution of this Agreement, an executed facsimile copy shall constitute an original executed copy.

IN WITNESS WHEREOF the Parties hereto have hereunto set their hands and seals.


ASSIGNOR


Ronald Kelton Jackson, Assignor

ASSIGNOR


Diane K. La Course, Assignor

ASSIGNEE


Ronald Kelton Jackson, Trustee of the
RONDI REVOCABLE TRUST

ASSIGNEE

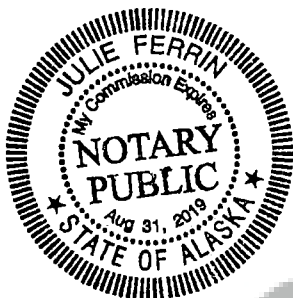

Diane K. La Course, Trustee of the
RONDI REVOCABLE TRUST

ASSIGNOR ACKNOWLEDGEMENT

STATE OF ALASKA)
) ss.
 HAINES BOROUGH)

On this 16 th day of January, 2018, before me the undersigned Notary Public, personally appeared Ronald Kelton Jackson, to me known to be the person described in and who executed the within and foregoing document, and acknowledged, each that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16 th day of January, 2018.

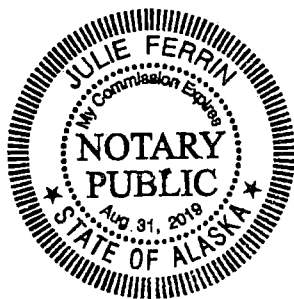


Julie Ferrin
 NOTARY PUBLIC in and for the State of
 Alaska, residing at Haines
 My commission expires: 8/31/2019.

STATE OF ALASKA)
) ss.
 HAINES BOROUGH)

On this 16 th day of January, 2018, before me the undersigned Notary Public, personally appeared Diane Karen La Course, to me known to be the person described in and who executed the within and foregoing document, and acknowledged, each that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16 th day of January, 2018.



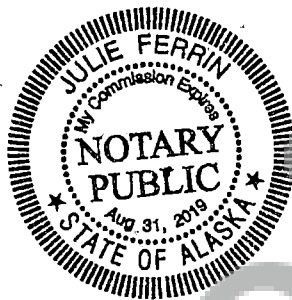
Julie Ferrin
 NOTARY PUBLIC in and for the State of
 Alaska, residing at Haines
 My commission expires: 8/31/2019.

ASSIGNEE ACKNOWLEDGEMENT

STATE OF ALASKA)
) ss.
 HAINES BOROUGH)

On this 16 th day of JANUARY, 2018, before me the undersigned Notary Public, personally appeared Ronald Kelson Jackson, to me known to be the person described in and who executed the within and foregoing document, and acknowledged, each that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16 th day of JANUARY, 2018.

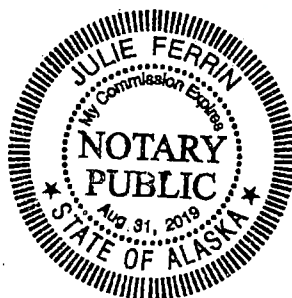


Julie Ferrin
 NOTARY PUBLIC in and for the State of
 Alaska, residing at HAINES.
 My commission expires: 8/31/2019.

STATE OF ALASKA)
) ss.
 HAINES BOROUGH)

On this 16 th day of JANUARY 2018, before me the undersigned Notary Public, personally appeared Diane Karen La Course, to me known to be the person described in and who executed the within and foregoing document, and acknowledged, each that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16 th day of JANUARY, 2018.



Julie Ferrin
 NOTARY PUBLIC in and for the State of
 Alaska, residing at HAINES.
 My commission expires: 8/31/2019.

Assignment of Assignor's Interest
 In Real Estate Contract
 Page - 6

Assignor: Ronald Jackson and Diane La Course
 Assignee: Ronald Jackson and Diane La Course,
 Trustees, RONI REVOCABLE TRUST

EXHIBIT A

AFN #201500 Recorded 12/15/2015, at
02:06 PM Filed by: COLUMBIA GORGE TITLE
Auditor Robert J. Waymire Skamania County, WA

When recorded return to:

AmeriTitle
PO Box 1609
Roseburg, OR 97470

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

31587
DEC 15 2015

PAID

3065.00
in deposit
SKAMANIA COUNTY TREASURER

**REAL ESTATE CONTRACT
(RESIDENTIAL SHORT FORM)**

ANY OPTIONAL PROVISION NOT INITIALED BY ALL PERSONS SIGNING THIS CONTRACT--
WHETHER INDIVIDUALLY OR AS AN OFFICER OR AGENT -- IS NOT A PART OF THIS CONTRACT.

1. PARTIES AND DATE. This Contract is entered into on December 7, 2015
between RONALD K. JACKSON and DIANE K. LA COURSE, husband and wife, as "Seller" and

SUSAN STRAYER, a single person as her separate estate, as "Purchaser."

2. SALE AND LEGAL DESCRIPTION. Seller agrees to sell to Purchaser and Purchaser agrees to purchase from
Seller the following described real estate in SKAMANIA County, State of Washington:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN,
SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS:
LOT 1 OF THE HANSON SHORT PLAT AS RECORDED IN BOOK 3 OF SHORT PLATS ON PAGE 116,
SKAMANIA COUNTY RECORDS, EXCEPTING THEREFROM ANY PORTION THEREOF LYING
SOUTHWESTERLY OF THE CENTER OF WIND RIVER.

Abbreviated Legal: (Required if full legal not inserted above.)

Skamania County Assessor
Date 12-15-15 Parcel# 04-07-15-0-0-0301-00
2m

Tax Parcel Number(s): 04071500301/00

3. PERSONAL PROPERTY. Personal property, if any, included in the sale is as follows:

No part of the purchase price is attributed to personal property.

4. (a) **PRICE.** Purchaser agrees to pay: \$ 200,000.00 _ Total Price
Less \$20,000.00 Down Payment

Results in \$ 180,000.00 Amount Financed by Seller.

(b) **PAYMENT OF AMOUNT FINANCED BY SELLER.**

Purchaser agrees to pay the sum of \$180,000.00 as follows: \$500.00 on or before the 1st day of 01/2016 representing interest only from 12/15/2015 (date of closing) and a like amount on or before the 1st day of the each and every month thereafter, with three days grace, until paid in full. 15th

NOTWITHSTANDING THE ABOVE, ONE-THIRD OF THE BALANCE IS DUE ON EACH ANNUAL ANNIVERSARY OF THE DATE OF THE CONTRACT, AND THE ENTIRE BALANCE IS DUE IN FULL NOT LATER THAN THE 15 DAY OF December, 2018.

(c) **PREPAYMENT PENALTY:** No early payoff without Seller's written approval.

5. **FAILURE TO MAKE PAYMENTS ON ASSUMED OBLIGATIONS.** If Purchaser fails to make any payments on assumed obligation(s), Seller may give written notice to Purchaser that unless Purchaser makes the delinquent payment(s) within 15 days, Seller will make the payment(s), together with any late charge, additional interest, penalties, and costs assessed by the Holder of the assumed obligation(s). The 15-day period may be shortened to avoid the exercise of any remedy by the Holder of the assumed obligation(s). Purchaser shall immediately after such payment by Seller reimburse Seller for the amount of such payment plus a late charge equal to five percent (5%) of the amount so paid plus all costs and attorney fees incurred by Seller in connection with making such payment.

6. (a) **OBLIGATIONS TO BE PAID BY SELLER.** The Seller agrees to continue to pay from payments received hereunder the following obligation, which obligation must be paid in full when Purchaser pays the purchase price in full: That certain _____ dated _____

(Mortgage/Deed of Trust/Contract)

_____, recorded as Auditor's File No. _____.

ANY ADDITIONAL OBLIGATION TO BE PAID BY SELLER ARE INCLUDED IN ADDENDUM

- (b) **EQUITY OF SELLER PAID IN FULL.** If the balance owed the Seller on the purchase price herein becomes equal to the balance owed on prior encumbrances being paid by Seller, Purchaser will be deemed to have assumed said encumbrances as of that date. Purchaser shall thereafter make payments directly to the holders of said encumbrances and make no further payments to Seller. Seller shall at that time deliver to Purchaser a fulfillment deed in accordance with the provisions of paragraph 8.

- (c) **FAILURE OF SELLER TO MAKE PAYMENTS ON PRIOR ENCUMBRANCES.** If Seller fails to make any payments on any prior encumbrance, Purchaser may give written notice to Seller that unless Seller makes the delinquent payments within 15 days, Purchaser will make the payments together with any late charge, additional interest, penalties, and costs assessed by the holder of the prior encumbrance. The 15-day period may be shortened to avoid the exercise of any remedy by the holder of the prior encumbrance. Purchaser may deduct the amounts so paid plus a late charge of 5% of the amount so paid and any attorneys' fees and costs incurred by Purchaser in connection with the delinquency from payments next becoming due Seller on the purchase price. In the event Purchaser makes such delinquent payments on three occasions, Purchaser shall have the right to make all payments due thereafter directly to the holder of

three occasions, Purchaser shall have the right to make all payments due thereafter directly to the holder of such prior encumbrance and deduct the then balance owing on such prior encumbrance from the then balance owing on the purchase price and reduce periodic payments on the balance due Seller by the payments called for in such prior encumbrance as such payments become due.

7. **OTHER ENCUMBRANCES AGAINST THE PROPERTY.** The property is subject to encumbrances including the following listed tenancies, easements, restrictions, and reservations in addition to the obligations assumed by Purchaser and the obligations being paid by Seller:

ANY ADDITIONAL NON-MONETARY ENCUMBRANCES ARE INCLUDED IN ADDENDUM

8. **FULFILLMENT DEED.** Upon payment of all amounts due Seller, Seller agrees to deliver to Purchaser a Statutory Warranty Deed in fulfillment of this Contract. The covenants of warranty in said deed shall not apply to any encumbrances assumed by Purchaser or to defects in title arising subsequent to the date of this Contract by, through, or under persons other than the Seller herein. Any personal property included in the sale shall be included in the fulfillment deed.
9. **LATE CHARGES.** If any monthly payment on the purchase price is not made within three (3) days after the date it is due, Purchaser agrees to pay a late charge of \$25.00. Such late payment charge shall be in addition to all other remedies available to Seller and the first amounts received from Purchaser after such late charges are due shall be applied to the late charges. If any annual payment is not made within fifteen (15) days after the date it is due, Purchaser agrees to pay a late charge of 1% of the annual payment due. Such late payment charge shall be in addition to all other remedies available to Seller and the first amounts received from Purchaser after such late charges are due shall be applied to the late charges.
10. **NO ADVERSE EFFECT ON PRIOR ENCUMBRANCES.** Seller warrants that entry into this Contract will not cause in any prior encumbrance (a) a breach, (b) accelerated payments, or (c) an increased interest rate; unless (a), (b), or (c) has been consented to by Purchaser in writing.
11. **POSSESSION.** Purchaser is entitled to possession of the property from and after the date of this Contract or N/A, whichever is later, subject to any tenancies described in paragraph 7.
12. **TAXES, ASSESSMENTS, AND UTILITY LIENS.** Purchaser agrees to pay by the date due all taxes and assessments becoming a lien against the property after the date of this Contract. Purchaser may in good faith contest any such taxes or assessments so long as no forfeiture or sale of the property is threatened as the result of such contest. Purchaser agrees to pay when due any utility charges which may become liens superior to Seller's interest under this Contract. If real estate taxes and penalties are assessed against the property subsequent to date of this Contract because of a change in use prior to the date of this Contract for Open Space, Farm, Agricultural, or Timber classifications approved by the County or because of a Senior Citizen's Declaration to Defer Property Taxes filed prior to the date of this Contract, Purchaser may demand in writing payment of such taxes and penalties within 30 days. If payment is not made, Purchaser may pay and deduct the amount thereof plus 5% penalty from the payments next becoming due Seller under the Contract.

13. **INSURANCE.** Purchaser agrees to keep all buildings now or hereafter erected on the property described herein continuously insured under fire and extended coverage policies in an amount not less than the balances owed on obligations assumed by Purchaser plus the balance due Seller, or full insurable value, whichever is lower. All policies shall be held by the Seller and be in such companies as the Seller may approve and have loss payable first to any holders of underlying encumbrances, then to Seller as their interests may appear and then to Purchaser. Purchaser may within 30 days after loss negotiate a contract to substantially restore the premises to their condition before the loss. If insurance proceeds are sufficient to pay the contract price for restoration or if the Purchaser deposits in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored unless the underlying encumbrances provide otherwise. Otherwise the amount collected under any insurance policy shall be applied upon any amounts due hereunder in such order as Seller shall determine. In the event of forfeiture, all rights of Purchaser in insurance policies then in force shall pass to Seller.
14. **NONPAYMENT OF TAXES, INSURANCE, AND UTILITIES CONSTITUTING LIENS.** If Purchaser fails to pay taxes or assessments, insurance premiums, or utility charges constituting liens prior to Seller's interest under this Contract, Seller may pay such items and Purchaser shall forthwith pay Seller the amount thereof plus a late charge of 5% of the amount thereof plus any costs and attorney's fees incurred in connection with making such payment.
15. **CONDITION OF PROPERTY.** Purchaser accepts the property in its present condition and acknowledges that Seller, his/her agents, and subagents have made no representation or warranty concerning the physical condition of the property or the uses to which it may be put other than as set forth herein. Purchaser agrees to maintain the property in such condition as complies with all applicable laws.
16. **RISK OF LOSS.** Purchaser shall bear the risk of loss for destruction or condemnation of the property. Any such loss shall not relieve Purchaser from any of Purchaser's obligations pursuant to this Contract.
17. **WASTE.** Purchaser shall keep the property in good repair and shall not commit or suffer waste or willful damage to or destruction of the property. Purchaser shall not remove timber without the written consent of Seller.
18. **AGRICULTURAL USE.** If this property is to be used principally for agricultural purposes, Purchaser agrees to conduct farm and livestock operations in accordance with good husbandry practices. In the event a forfeiture action is instituted, Purchaser consents to Seller's entry on the premises to take any reasonable action to conserve soil, crops, trees, and livestock.
19. **CONDEMNATION.** Seller and Purchaser may each appear as owners of an interest in the property in any action concerning condemnation of any part of the property. Purchaser may within 30 days after condemnation and removal of improvements, negotiate a contract to substantially restore the premises to their condition before the removal. If the condemnation proceeds are sufficient to pay the contract price for restoration or if the Purchaser deposits in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored unless underlying encumbrances provide otherwise. Otherwise, proceeds of the award shall be applied in payment of the balance due on the purchase price, as Seller may direct.
20. **DEFAULT.** If the Purchaser fails to observe or perform any term, covenant, or condition of this Contract, Seller may:
 - (a) Suit for Installments. Sue for any delinquent periodic payment; or
 - (b) Specific Performance. Sue for specific performance of any of Purchaser's obligations pursuant to this Contract; or
 - (c) Forfeit Purchaser's Interest. Forfeit this Contract pursuant to Ch. 61.30, RCW, as it is presently enacted and may hereafter be amended. The effect of such forfeiture includes: (i) all right, title, and interest in the

property of the Purchaser and all persons claiming through the Purchaser shall be terminated; (ii) the Purchaser's rights under the Contract shall be cancelled; (iii) all sums previously paid under the Contract shall belong to and be retained by the Seller or other person to whom paid and entitled thereto; (iv) all improvements made to and unharvested crops on the property shall belong to the Seller; and (v) Purchaser shall be required to surrender possession of the property, improvements, and unharvested crops to the Seller 10 days after the forfeiture.

- (d) **Acceleration of Balance Due.** Give Purchaser written notice demanding payment of said delinquencies and payment of a late charge of 5% of the amount of such delinquent payments and payment of Seller's reasonable attorney's fees and costs incurred for services in preparing and sending such Notice and stating that if payment pursuant to said Notice is not received within 30 days after the date said Notice is either deposited in the mail addressed to the Purchaser or personally delivered to the Purchaser, the entire balance owing, including interest, will become immediately due and payable. Seller may thereupon institute suit for payment of such balance, interest, late charge, and reasonable attorney's fees and costs.
 - (e) **Judicial Foreclosure.** Sue to foreclose this Contract as a mortgage, in which event Purchaser may be liable for a deficiency.
21. **RECEIVER.** If Seller has instituted any proceedings specified in Paragraph 20 and Purchaser is receiving rental or other income from the property, Purchaser agrees that the appointment of a receiver for the property is necessary to protect Seller's interest.
 22. **PURCHASER'S REMEDY FOR SELLER'S DEFAULT.** If Seller fails to observe or perform any term, covenant, or condition of this Contract, Purchaser may, after 30 days' written notice to Seller, institute suit for damages or specific performance unless the breaches designated in said notice are cured.
 23. **NON-WAIVER.** Failure of either party to insist upon strict performance of the other party's obligations hereunder shall not be construed as a waiver of strict performance thereafter of all of the other party's obligations hereunder and shall not prejudice any remedies as provided herein.
 24. **ATTORNEY'S FEES AND COSTS.** In the event of any breach of this Contract, the party responsible for the breach agrees to pay reasonable attorney's fees and costs, including costs of service of notices and title searches, incurred by the other party. The prevailing party in any suit instituted arising out of this Contract and in any forfeiture proceedings arising out of this Contract shall be entitled to receive reasonable attorney's fees and costs incurred in such suit or proceedings.
 25. **NOTICES.** Notices shall be either personally served or shall be sent certified mail, return receipt requested, and by regular first class mail to Purchaser at 392 Cannavina Road, Carson, WA 98610
and to the Seller at PO Box 961, Haines, AK 99827
or such other addresses as either party may specify in writing to the other party. Notices shall be deemed given when served or mailed. Notice to Seller shall also be sent to any institution receiving payments on the Contract.
 26. **TIME FOR PERFORMANCE.** Time is of the essence in performance of any obligations pursuant to this Contract.
 27. **SUCCESSORS AND ASSIGNS.** Subject to any restrictions against assignment, the provisions of this Contract shall be binding on the heirs, successors, and assigns of the Seller and the Purchaser.
 28. **OPTIONAL PROVISION -- SUBSTITUTION AND SECURITY ON PERSONAL PROPERTY.** Purchaser may substitute for any personal property specified in Paragraph 3 herein other personal property of like nature which Purchaser owns free and clear of any encumbrances. Purchaser hereby grants Seller a security interest

in all personal property specified in Paragraph 3 and future substitutions for such property and agrees to execute a financing statement under the Uniform Commercial Code reflecting such security interest.

SELLER

INITIALS:

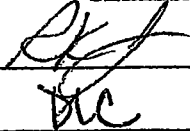
PURCHASER

29. **OPTIONAL PROVISION -- ALTERATIONS.** Purchaser shall not make any substantial alteration to the improvements on the property without the prior written consent of Seller, which consent will not be unreasonably withheld.

SELLER

INITIALS:

PURCHASER







30. **OPTIONAL PROVISION -- DUE ON SALE.** If Purchaser, without written consent of Seller, (a) conveys, (b) sells, (c) leases, (d) assigns, (e) contracts to convey, sell, lease or assign, (f) grants an option to buy the property, (g) permits a forfeiture or foreclosure or trustee or sheriff's sale of any of the Purchaser's interest in the property or this Contract, Seller may at any time thereafter either raise the interest rate on the balance of the purchase price or declare the entire balance of the purchase price due and payable. If one or more of the entities comprising the Purchaser is a corporation, any transfer or successive transfers in the nature of items (a) through (g) above of 49% or more of the outstanding capital stock shall enable Seller to take the above action. A lease of less than 3 years (including options for renewals), a transfer to a spouse or child of Purchaser, a transfer incident to a marriage dissolution or condemnation, and a transfer by inheritance will not enable Seller to take any action pursuant to this Paragraph; provided the transferee other than a condemnor agrees in writing that the provisions of this paragraph apply to any subsequent transaction involving the property entered into by the transferee.

SELLER

INITIALS:

PURCHASER





31. **OPTIONAL PROVISION -- PRE-PAYMENT PENALTIES ON PRIOR ENCUMBRANCES.** If Purchaser elects to make payments in excess of the minimum required payments on the purchase price herein, and Seller, because of such prepayments, incurs prepayment penalties on prior encumbrances, Purchaser agrees to forthwith pay Seller the amount of such penalties in addition to payments on the purchase price.

SELLER

INITIALS:

PURCHASER

32. **OPTIONAL PROVISION -- PERIODIC PAYMENTS ON TAXES AND INSURANCE.** In addition to the periodic payments on the purchase price, Purchaser agrees to pay Seller such portion of the real estate taxes and assessments and fire insurance premium as will approximately total the amount due during the current year based on Seller's reasonable estimate.

The payments during the current year shall be \$ _____ per _____. Such "reserve" payments from Purchaser shall not accrue interest. Seller shall pay when due all real estate taxes and insurance premiums, if any, and debit the amounts so paid to the reserve account. Purchaser and Seller shall adjust the reserve account in April of each year to reflect excess or deficit balances and changed costs. Purchaser agrees to bring the reserve account balance to a minimum of \$10 at the time of adjustment.

SELLER

INITIALS:

PURCHASER

33. **ADDENDA.** Any addenda attached hereto are a part of this Contract.

34. **ENTIRE AGREEMENT.** This Contract constitutes the entire agreement of the parties and supersedes all prior agreements and understandings, written or oral. This Contract may be amended only in writing executed by Seller and Purchaser.

IN WITNESS WHEREOF the parties have signed and sealed this Contract the day and year first above written.

SELLER

PURCHASER

Diane K. La Course

Susan Strayer

Diane La Course

Susan Strayer

Ronald K. Jackson

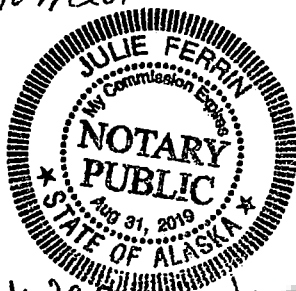
Ronald K. Jackson

STATE OF Alaska
COUNTY OF Valdez

SS.

I certify that I know or have satisfactory evidence that Ron K. Johnson and
Diane K. LaCourse (is/are) the person(s) who appeared
before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be
free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 12/07/2015



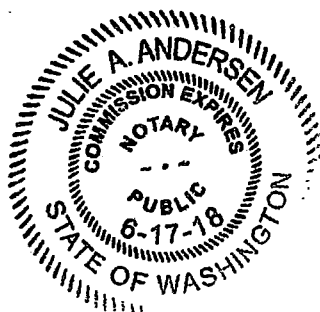
Julie Ferrin
Notary name printed or typed:
Notary Public in and for the State of Alaska
Residing at Valdez
My appointment expires: 8/31/2019

STATE OF Washington
COUNTY OF Skamania

SS.

I certify that I know or have satisfactory evidence that Susan Strayer
(is/are) the person(s) who appeared
before me, and said person(s) acknowledged that She signed this instrument and acknowledged it to be
her free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 12/15/2015



Julie A. Andersen
Notary name printed or typed: Julie A Andersen
Notary Public in and for the State of Washington
Residing at Carson, WA.
My appointment expires: June 17, 2018