

Skamania County, WA
Total: \$105.50
DEED
Pgs=3

2020-001825

07/23/2020 09:56 AM

Request of: TIMOTHY D ROOT



AFTER RECORDING MAIL TO:

Timothy D. Root
937 SE 16th Ave
Hillsboro, OR 97123

DOCUMENT TITLE: "PURCHASE AND SALE AGREEMENT"

GRANTORS: CALIFF, MATTHEW
CALIFF, ELAINE J.

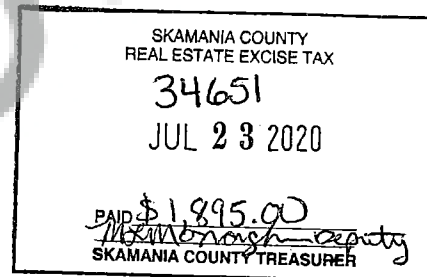
GRANTEES: ROOT, TIMOTHY D.
ROOT, SAMARA A.

LEGAL DESCRIPTION: Lot 2 of the Robert Rand Short Plat, recorded in Book 3 Short Plats, page 294,
Skamania County Auditors Records

ACCESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 02 05 33 0 0 2506 00

Skamania County Assessor

Date 7-23-20 Parcel# 2-5-33-2506



PURCHASE AND SALE AGREEMENT

The undersigned purchasers, Timothy D. Root and Samara A. Root agree to purchase and the undersigned sellers, Matthew Califf and Elaine J Califf, agree to sell, on the following terms, the property described below:

A tract of land in the Southeast Quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Lot 2 of the Robert Rand Short Plat, recorded in Book 3 Short Plats, page 294, Skamania County Records

Assessor's Property Tax Parcel/Account Number(s): 02 05 33 0 0 2506 00

1. Purchase Price:

The total price is one hundred forty thousand dollars payable as follows:

2. Payment Plan:

For the first 12 months after the signing of the contract monthly payments of \$250 payable on the first of the month direct to sellers.

Starting 12 months after the signing of the contract monthly payments of \$1,250 payable on the first of the month direct to sellers.

One and seventeen hundredths percent interest (1.17%).

The entire remaining balance of the purchase price may be prepaid at any time without penalty.

3. Taxes:

Purchasers agrees to pay all taxes assessed and to be assessed against the Property and any improvements or personality now or hereafter placed thereon.

4. Conditions of Title:

The Title to the property is to be free of all encumbrances or defects, except for building or use restrictions general to the area. Legal title to the property shall remain vested in the Seller until final payment and performance of the contract at which time the Seller will deliver to purchaser the legal title.

5. No Future Easements by Sellers:

It is understood and agreed that during the term of this Contract, Seller shall not without first having obtained the consent of Purchaser in with, grant any easement in, over or under the Property, or agree to any change in the present building and zoning ordinances.

6. Assignment by Purchasers:

Purchasers may assign this contract or resale the property upon condition that all monthly payments remain the responsibility of the Purchasers unless otherwise released by the Sellers.

7. Personal Property:

All existing fixtures, appliances and materials are included in the sale of the property.

8. Performance and Default:

In the event of default by the purchasers in the payment of sums agreed upon in this contract, the Sellers may give notice by certified mail to the purchaser. If the default continues for a period of 90 days after notice is received, then the Sellers may declare Purchasers interest forfeited and may repossess the premise and property.

9. Binding on Heirs and Successors:

All of the terms, covenants, and conditions contained in this agreement shall apply to, inure to the benefit of, and be binding on the heirs, executors, administrator, successors and assigns of the parties, except as otherwise herein expressly provided.

10. Waiver of Seller Disclosure Statement:

Purchasers expressly waive the receipt of the seller disclosure statement under RCW 64.06

IN WITNESS WHEREOF, I/we the undersigned Purchaser have executed this Installment Land Contract on the day and date first above written.

<u>Matthew</u>	Seller Date <u>7/8/20</u>
<u>Elaine Califf</u>	Seller Date <u>7/8/20</u>
<u>Timothy Root</u>	Purchaser Date <u>7/8/20</u>
<u>Samara Root</u>	Purchaser Date <u>7/8/20</u>

STATE OF Washington)

)ss:

COUNTY OF Skamania)

On July 8th, 2020, before me, Leah Tran, a notary public in and for said State personally appeared Matthew Califf, Elaine Califf,, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

Witness my hand and official seal

[NOTARY SEAL]

Leah
NOTARY PUBLIC
My commission expires July 4th, 2022

