

When Recorded return to:

Brian McKenzie
PO BOX 130
North Bonneville, WA 98639

REAL ESTATE CONTRACT

Skamania County

Real Estate Excise Tax

35437

JUN 10 2021

Grantor(s)

Douglas McKenzie
Marlea McKenzie

Grantee(s)

Brian McKenzie
Ashleigh McKenzie

PAID

\$5,405.00

Skamania County Treasurer

Legal Description:

LOT MF-1 RELOCATED NORTH BONNEVILLE

Assessor's Property Tax Number:

02072013140000

Skamania County Assessor

Cross References:

Date 6/10/21 Parcel# 2-7-20-13-1400

- 1.) **Effective Date:** 6/10, 2021
- 2.) **Seller:** Doug McKenzie, Marlea McKenzie (A married couple)
- 3.) **Purchaser:** Brian McKenzie, Ashleigh McKenzie (A married couple)
- 4.) **Property:**
 - a. **Real Property.** The Seller agrees to sell to the Purchaser, and the Purchaser agrees to purchase from the Seller, the following described real property, commonly known as 1301 Tyee Court, North Bonneville, WA 98639 situated in Skamania County, Washington. The abbreviated description as follows: LOT MF-1 RELOCATED NORTH BONNEVILLE
- 5.) **Purchase Price.** The purchase price of the Property is \$400,000, payable as follows:
 - a. **Down payment.** \$200,000 payable on the closing date
 - b. **Principal Balance.** The principal balance of \$200,000 will be payable in full on or before the date of 5/24/2051. There will be no prepayment penalty or any monthly payments due until the balance is required due on or before 5/24/2051.
 - c. Final payment is to me made payable to the Seller
 - d. Payments shall be made at the place designated by Seller
- 6.) **Retention of Title, Security and Deed.** Upon payment of all amounts due Seller and when Purchaser has fully performed this contract, Seller shall execute and deliver to Purchaser a Statutory Warranty Deed in fulfillment to 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 Seller herein. Purchaser's rights to the Property shall be subject to all applicable terms and conditions of this contract. Rights reserved in federal patents or state deeds, building or use restrictions consistent with current zoning, utility easements, other easements and

restrictions of record, and reserved oil and mineral rights shall not be considered encumbrances, defects, liens or restrictions of or on Seller's title or inconsistent with the covenants of warranty.

7.) **Closing date.** The closing date shall be the 10 day of June, 2021. Or such other date as the parties may mutually agree upon with reference to the day when all appropriate instruments and documents are ready for recording and proceeds of this sale are available for disbursement to Seller. Each party shall cause the necessary instruments and documents to be delivered and exchanged sufficiently in advance of the closing date to facilitate an orderly closing.

8.) **Possession and Inspection.** Purchaser shall be entitled to possession of the Property from and after the date of this contract.

9.) **Assessments, Taxes and Insurance Premiums.** Purchaser shall pay before delinquency all taxes, assessments, utility charges, insurance premiums and any charges levied and assessed that may become liens prior to Seller's interest under this contract. Upon failure of Purchaser to pay any such charges or assessments, Seller may, at its option, declare a forfeiture of this contract or pay and discharge any such charge or assessment, and any amount so paid shall be added to and be secured in the same manner as the unpaid purchase price, bear interest at the same rate of zero percent (0%) per annum, and be due immediately from Purchaser to Seller.

Sellers Address:


Doug McKenzie and Marlea McKenzie
PO BOX 273
North Bonneville, WA 98639

Purchaser's Address:

Brian McKenzie and Ashleigh McKenzie
PO BOX 130
North Bonneville, WA 98639

IN WITNESS WHEREOF, the parties have set their hands the day and year first above written.

Douglas McKenzie (Seller)



Marlea McKenzie (Seller)



Brian McKenzie (Purchaser)



Ashleigh McKenzie (Purchaser)



STATE OF WASHINGTON)

:SS

COUNTY OF SKAMANIA)

On this 10 day of June, 2021, before me personally appeared Douglas McKenzie, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and first above written



Betty Whitney
Signature
Betty Whitney
Printed name

Notary Public in and for the State of Washington; residing at

Stenerson
My appointment expires: 10-29-21

STATE OF WASHINGTON)

:SS

COUNTY OF SKAMANIA)

On this 10 day of June, 2021, before me personally appeared Marlea McKenzie, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and first above written



Betty Whitney
Signature
Betty Whitney
Printed name

Notary Public in and for the State of Washington; residing at

Stenerson
My appointment expires: 10-29-21

STATE OF WASHINGTON)

:SS

COUNTY OF SKAMANIA)

On this 10 day of June, 2021, before me personally appeared Brian McKenzie, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and first above written



Betty Whitney
Signature
Betty Whitney
Printed name

Notary Public in and for the State of Washington; residing at

Stenerson
My appointment expires: 10-29-21

STATE OF WASHINGTON)

:SS

COUNTY OF SKAMANIA)

On this 10 day of June, 2021, before me personally appeared Ashleigh McKenzie, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and first above written



Linda Henery
Signature
Linda Henery
Printed name

Notary Public in and for the State of Washington; residing at

Skamania County, Carson
My appointment expires: 06/09/2022