



WHEN RECORDED RETURN TO:

MADELINE LOVINGFOSS  
2701 MAPLE ST  
LONGVIEW WA 08632

Please print or type information Washington State Recorder's Cover Sheet (RCW 65.04)

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in) **REAL ESTATE CONTRACT**

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page \_\_\_\_ of document.

GRANTOR(S):

1. **JEFFREY ST PIERRE** 2. \_\_\_\_\_

Skamania County

3. \_\_\_\_\_ 4. \_\_\_\_\_

Real Estate Excise Tax

37651

☐ Additional names on page \_\_\_\_ of document.

MAR 03 2025

GRANTEE(S):

1. **MADELINE LOVINGFOSS** 2. \_\_\_\_\_

PAID \$808.25

3. **CORA SIIPOLA** 4. \_\_\_\_\_

Skamania County Treasurer  
*[Signature]*

☐ Additional names on page \_\_\_\_ of document.

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

**PARCEL 07060820230000, LOT 23 4 PEAKS DRIVE  
BK B PG 60 COUGAR, SKAMANIA COUNTY**

☐ Complete legal on page \_\_\_\_ of document.

Assessor's Property Tax Parcel # **07060820230000**

☐ 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.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

**CONTRACT FOR THE SALE AND PURCHASE OF REAL  
ESTATE**

**NO BROKER - VACANT RESIDENTIAL LAND**

Dated: January 1 2025

All property sold by this contract is called the "Property".

1. BUYER/GRANTEE: Madeline Lovingfoss BUYER/GRANTEE: Cora Siipola
2. SELLER/GRANOR: Jeffrey St Pierre
3. PROPERTY: Tax Parcel No(s): 07060820230000 County: Skamania  
Skamania County Assessor
4. ADDRESS: Four Peaks Dr State: WA Date: 3/3/25 Parcel# 7-6-8-2-230
5. LEGAL DESCRIPTION: Lot 23 4-PEAKS BK B PG 60
6. PURCHASE PRICE: Fifty-nine thousand five hundred and 00/100 USD
  - a. OWNER FINANCING: Jeffrey St Pierre agrees to finance Fifty-nine thousand Five hundred and 00/100 US dollars pursuant to a promissory note from Buyer to Seller. Note amount \$59,500 bearing a \$2500.00 interest, payable over a term of 1 year with even monthly payments of \$500.00 followed by a lump sum payment after one year secured by a deed of trust with the first payment to begin on the 10 day of January 2025. See Exhibit A, page 4 — Promissory Note.
7. PROPERTY CONDITION: Buyer hereby represents that he has personally inspected and examined the Property and has reached Buyer's own conclusions as to the adequacy, acceptability, and suitability of the Property and the feasibility and desirability of acquiring the Property for Buyer's intended use and accepts the property in its "as-is" and present condition.
  - a. Buyers accept the present condition of all utility access to the property.
  - b. Seller is not aware of the existence of wetlands, shore land, or flood plain on or affecting the real property.
  - c. Seller knows of no hazardous substances or petroleum products having been placed, stored, or released from or on the real property by any person in violation of any law, nor of any underground storage tanks having been located on the real property at any time.
8. LIENS: As of the date of this contract, Sellers attest that no liens exist on Lot# 23 property.
9. TAXES: Real Estate Taxes accrued against the property shall be prorated through the date of closing.
10. Closing Cost: Buyer and Seller(s) to pay own closing cost.
11. APPRAISAL AND/OR SURVEY: Any appraisal or survey of the property shall be the responsibility of the Buyer. If a survey is required, it shall be obtained within 5 days of closing.
12. ASSIGNMENT: Buyer may not assign this Agreement or Buyer's rights, without Seller's prior written consent.

13. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement.
14. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, e-mailed to or hand-delivered at, as follows:
- a. To Buyer at: 2701 Maple St, Longview WA 98632
  - b. To Seller at: 267 Ravena Lane, Kelso, WA 98626
15. RECORDING: This agreement to be recorded in the official records of Skamania County, Washington upon being paid in full.
16. GOVERNING LAW: The laws of the State of Washington shall govern this contract.

Executed the 14 day of December, 2024 (THE EFFECTIVE DATE)

[Signature] Date: 12.14.24  
Borrower: Madeline Lovingfoss  
2701 Maple St.  
Longview, WA 98632

Cora Siipola Date: 12/14/24  
Borrower: Cora Siipola  
2701 Maple St.  
Longview, WA 98632

[Signature] Date: 12/14/24  
Lender: Jeff St Pierre  
267 Ravena Lane  
Kelso, WA 98626

NOTARY  
State of Washington  
County of Cowlitz  
City of Longview

Notary Public  
State of Washington  
Sheila M Baker  
Commission No. 191894  
Commission Expires 04-18-25

I certify that I know or have satisfactory evidence that: Jeffrey St. Pierre, Madeline Lovingfoss and Cora Siipola appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in this instrument.

12/14/2024  
Date  
[Signature]  
Notary Signature

Sheila M. Baker  
Notary (printed)

Notary Public in and for the State of Washington

113 Home Town Dr. Kelso WA 98626  
Residing at

04/18/2025  
Appointment Expires