

1095
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 29 1984

Amount Paid \$
Ruth Wylie, Co. Treas.
By *[Signature]* Deputy

550
AMENDED
REAL ESTATE CONTRACT

8403290036

THIS CONTRACT, made and entered into this 26th day of July, 1983
between BETTY L. JANICKI, individually and as personal representative of the estate
of FRANK JANICKI, Deceased.
hereinafter called the "seller," and JOHN R. SCHMID, a single man

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following
described real estate, with the appurtenances, in SKAGIT County, State of Washington

AS ATTACHED ON SCHEDULE "A-1"

This is a re-recording of the Contract originally recorded July 26, 1983 at
Skagit County Auditor File Number 8307260063 to correct and reduce the purchase
price. This modification and correction is in the form of a reformation of
a Contract to compensate purchaser for cost and expenses he is required to
expend upon the property.

The terms and conditions of this contract are as follows. The purchase price is TEN THOUSAND AND NO/100-----
(\$10,000.00) Dollars, of which
-----(\$0.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows
ONE HUNDRED FIFTY AND NO/100----- (\$ 150.00) Dollars,
or more at purchaser's option, on or before the 26th day of April, 1984,
and ONE HUNDRED FIFTY AND NO/100----- (\$ 150.00) Dollars,
or more at purchaser's option, on or before the 26th day of each succeeding calendar month until the balance of said
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price
at the rate of 4% per cent per annum from the 26th day of March, 1984,
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.
All payments to be made hereunder shall be made at SEATTLE-FIRST NATIONAL BANK, P.O. BOX 352, SEDRO-WOOLLEY
or at such other place as the seller may direct in writing WASHINGTON 98284

THE PARTIES AGREE THE PRINCIPAL BALANCE IS THE SUM OF TEN THOUSAND (\$10,000.00)
DOLLARS AS OF MARCH 26, 1984.

FILED FOR RECORD AT
REQUEST OF:
TICOR TITLE INSURANCE
2221 Riverside Drive, Mount Vernon, WA

As referred to in this contract, "date of closing" shall be JULY 26, 1983

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee
hereafter become a lien on said real estate, and if by the terms of this contract the purchaser has assumed payment of any mortgage,
contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said
real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate
insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for
the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to
the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held
to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to
any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is
in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed
thereon, and of the taking of said real estate or any part thereof for public use, and agrees that no such damage, destruction or taking shall
constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award
remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase
price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restora-
tion of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such
insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such
improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the
purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in
standard form, or a commitment therefor, issued by PIONEER NATIONAL TITLE INSURANCE COMPANY, insuring the purchaser to the full amount of
said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no
exceptions other than the following:

- Printed general exceptions appearing in said policy form;
- Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder
is to be made subject; and
- Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which
seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

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(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

SUBJECT TO THOSE MATTERS SHOWN IN PARAGRAPHS 12, 13, 14 and SCHEDULE "B-1" OF TICOR TITLE INSURANCE COMMITMENT NO. H-71193.

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate, and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above

BETTY L. JANICKI (SEAL)

BETTY L. JANICKI AS PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK JANICKI, DECEASED. (SEAL)

JOHN R. SCHMID (SEAL)

STATE OF WASHINGTON,

County of SKAGIT

On this day personally appeared before me BETTY L. JANICKI, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK JANICKI, DECEASED, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged 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

day of MARCH, 1984

Notary Public in and for the State of Washington

residing at... Burlington



PIONEER NATIONAL
TITLE INSURANCE

A TICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

John Schmid
Box 63
Le Roy Wailely Wash
98284

THIS SPACE RESERVED FOR RECORDED USE
JERRY MCILWINE
1984 MAR 29

'84 MAR 29 P 3:28

REQUEST OF

8403290036

SCHEDULE "A-1"

PARCEL A:

THE SOUTH HALF OF GOVERNMENT LOT 3, SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING EASTERLY OF SR 5 (FORMERLY SECONDARY STATE HIGHWAY 1A); EXCEPT THAT PORTION THEREOF LYING NORTHERLY AND EASTERLY OF THE EXISTING CREEK, AND ALSO EXCEPT THEREFROM THE WEST 224 FEET OF THE FOLLOWING DESCRIBED TRACT: "COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 3 WHERE THE SAME INTERSECTS THE EASTERLY RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY 1A; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 408.6 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EASTERLY BOUNDARY OF SECONDARY STATE HIGHWAY 1A A DISTANCE OF 204.3 FEET; THENCE WEST 408.6 FEET TO THE EASTERLY BOUNDARY OF SECONDARY STATE HIGHWAY 1A; THENCE SOUTH ALONG THE EASTERLY BOUNDARY OF SAID HIGHWAY TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 20 FEET THEREOF.

PARCEL B:

THAT PORTION OF THE SOUTH 22 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF THE MIDLINE OF AN EXISTING CREEK WHICH RUNS GENERALLY IN A SOUTHEASTERLY DIRECTION.

PARCEL C:

THE WEST 224 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTH HALF OF LOT 3, SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING EAST OF SECONDARY STATE HIGHWAY 1A, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 3 WHERE THE SAME INTERSECTS THE EASTERLY RIGHT OF WAY LINE OF SECONDARY STATE HIGHWAY 1A; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 408.6 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EASTERLY BOUNDARY OF SECONDARY STATE HIGHWAY 1A A DISTANCE OF 204.3 FEET; THENCE WEST 408.6 FEET TO THE EASTERLY BOUNDARY OF SECONDARY STATE HIGHWAY 1A; THENCE SOUTH ALONG THE EASTERLY BOUNDARY OF SAID HIGHWAY TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 20 FEET THEREOF.