

Brian Adams

1506 12th St

Anacortes 98221

450

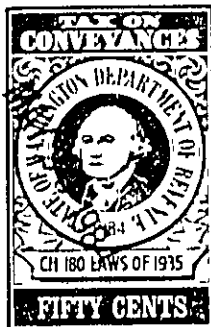
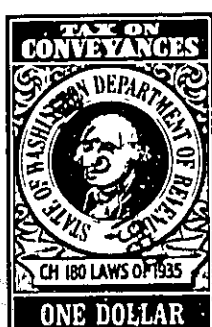
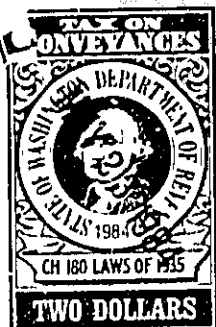
REAL ESTATE CONTRACT

8405230052

THIS AGREEMENT, Made and entered into this 23rd day of May, 1984,
by and between Donald C. Youtsey for the Estate of Edwin E. Youtsey
hereinafter called the Seller, residing in the City of Bellingham, State of Wa.,
and Brian Adams
hereinafter called the Purchaser, residing in the City of Anacortes, State of Wa.

WITNESSETH, That the Seller agrees to sell and the Purchaser agrees to purchase the following
described real estate, with the appurtenances thereon, to wit:

Crater Lake Beach Club No. 1 Lot 43



REQUEST OF
84 MAY 23 P 4.00
J
JERRY MCH/UNIT

situated in Skagit County, State of Wa., on the following terms: the
total purchase price is nine thousand Dollars (\$ 9,000.00)
of which the sum of nine thousand Dollars (\$ 9,000.00)
has this day been paid by Purchaser, the receipt whereof is hereby acknowledged by Seller, and the
balance of none Dollars (\$)
to be paid in the amounts and at the times stated as follows:

SEAL COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 23 1984

Amount Paid \$ 96.30

Ruth Wylie, Co. Treas.

By M. Savage Deputy

with interest on all deferred payments, to be computed from the date of this agreement at the rate of
n/a per cent per annum and to be paid on each principal paying date. Purchaser may make
larger payments at anytime, or pay the contract in full, and interest shall immediately cease on all
payments so made.

It is agreed that the Purchaser shall have possession of said premises from the 23rd day of May,
1984, provided that all the terms and conditions of this agreement are fully complied with.

Purchaser agrees to pay all taxes and assessments legally levied against said property subsequent to this date, before
the same shall become delinquent.

Purchaser agrees to keep and maintain insurance on the improvements on said premises in the sum of not less than
n/a Dollars (\$).

Purchaser also agrees to assume all hazards of damage to or destruction of any improvements on said premises; and
agrees to keep the buildings and all improvements on the premises in good condition and repair and not to permit waste;
and agrees not to use the premises for any illegal purpose.

In the event that the Purchaser shall fail to make any payment herein provided, the Seller may pay such taxes or assess-
ments and effect such insurance, and any amount so paid by the Seller shall be deemed a part of the purchase price and
shall become payable forthwith, with interest at the rate of n/a per cent per annum until paid, without prejudice to
any other rights of Seller by reason of such failure.

The Purchaser agrees that a full inspection of the premises has been made and that neither the Seller nor assigns shall
be liable under any covenants respecting the condition of the premises or for any agreement for alterations, improve-
ments or repairs unless the covenant or agreement relied upon is in writing and is attached to and made a part hereof.

The Seller agrees to procure within ten days of the date hereof, a Purchaser's policy of title insurance, insuring the
Purchaser to the full amount of the purchase price against loss or damage by reason of defect in the title of the Seller to
the real estate herein described or of reason of prior liens not assumed by the purchaser in this agreement.

The Seller agrees, on full payment of the purchase price and interest in the manner hereinbefore specified, to execute
and deliver to Purchaser a Warranty Deed to the real estate, excepting any part which may hereafter be condemned, free
and clear of encumbrances, except those mentioned herein and any that may accrue hereafter through any person other
than the Seller.

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Time is of the essence of this agreement. If the Purchaser shall fail to comply with or perform any covenant or agreement hereof promptly at the time and in the manner herein required, the Seller may elect to declare a forfeiture by written notice to the Purchaser, and at the expiration of thirty days thereafter this agreement shall be at an end and null and void if in the meantime the terms of this agreement have not been complied with by the Purchaser. In such event and upon Seller doing so, all payments made by the Purchaser hereunder and all improvements placed upon the premises shall be forfeited to the Seller as liquidated damages, and the Seller shall have the right to re-enter and take possession. Service of all demands and notices with respect to such declaration or forfeiture and cancellation may be made by registered mail at the following address: 2810 Utter Bellingham, Wa. 98225

or at such other address as the Purchaser shall indicate to the Seller in writing.

In the event of the taking of any part of the property for public use, or of the destruction of any of the improvements on the property by fire or other casualty, the moneys received by reason thereof shall be applied as a payment on account of the purchase price of the property, less any sum which may be required to be expended in procuring such money, or to the rebuilding or restoration of the premises.

The payments called for herein are to be made at closing

It is further agreed that: Purchaser is to pay upon demand all closing costs including transfer taxes and charges.

IN WITNESS WHEREOF, the parties hereto have signed this instrument in duplicate the day and year first above written.

Brian Adams
Purchaser

Brian Adams

STATE OF WASHINGTON,

County of Whatcom

Donald C. Youtsey for the
Seller estate of Edwin E. Youtsey
Donald C. Youtsey for the Estate
of Edwin E. Youtsey

ss.

I, the undersigned, a Notary Public in and for the State, do hereby certify that on this 23rd day of May, 19 84, personally appeared before me Donald C. Youtsey

to me known to be the individual described as seller and who executed the within instrument, and acknowledged that he signed the same as a 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 year in this certificate first above written.

(If seller is a corporation, attach corporate acknowledgment)

Notary Public in and for the State of Washington, residing at Bellingham

ASSIGNMENT BY PURCHASER N/A

The within named purchaser for and in consideration of the sum of _____ Dollars (\$_____)

does assign and convey all right and title in and to the within contract and the property described therein unto _____

and successors in interest. And does hereby authorize the seller, or successors in interest, to receive all money due thereon and upon full compliance with the terms thereof to issue a deed to the said assignee, instead of the said purchaser. Said assignee hereby assumes and agrees to fulfill the terms and conditions of said real estate contract.

Dated this _____ day of _____, 19____.

Assignee(s)

Assignor(s)

ASSIGNMENT BY SELLER N/A

The within named seller for and in consideration of the sum of _____ Dollars (\$_____)

hereby assigns all his right and title to the within contract to _____

and said assignee(s) hereby assume(s) and agree(s) to be bound by the terms and conditions of said real estate contract.

Dated this _____ day of _____, 19____.

Assignee(s)

Assignor(s)

(Deed from seller to assignee must be given with this assignment)

STATE OF WASHINGTON,

County of _____

ss.

I, the undersigned, a Notary Public in and for the said State, do hereby certify that on this _____ day of _____, 19____, personally appeared before me _____

to me known to be the individual described in and who executed the above assignment, and acknowledged that _____ signed the same as _____ 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 year in this certificate first above written.

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Notary Public in and for the State of Washington, residing at _____