

FILED FOR RECORD AT
REQUEST OF: 6/11/85
TICOR TITLE INSURANCE
2221 Riverside Drive, Mount Vernon, WA

REAL ESTATE CONTRACT

8508010031

H-73750

FORM A-1964 (3-84)

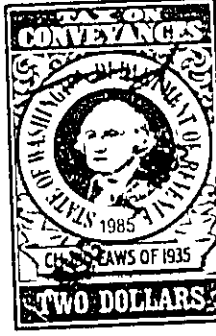
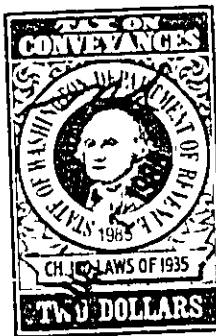
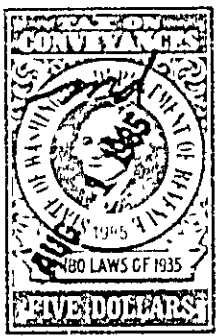
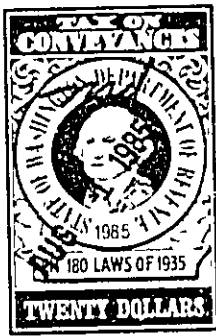
THIS CONTRACT, made and entered into this 26TH day of JULY, 1985
between CLEO DUPREE, AS HER SEPARATE ESTATE, AND AUDREY JACKSON, ALSO
SHOWN OF RECORD AS AUDREY E. JACKSON, AS HER SEPARATE ESTATE
hereinafter called the "seller," and HAROLD E. COTTOM AND MARJORIE H. COTTOM, HUSBAND
AND WIFE

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:
LOTS 29 AND 30, BLOCK "I", "CAPE HORN ON THE SKAGIT, DIVISION NO. 2",
ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 14 TO 19,
INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

IT IS COVENANTED AND AGREED THAT SAID REAL PROPERTY INCLUDES AS AN
IMPROVEMENT THERETO AND THEREON, THAT CERTAIN 1971 HILLC 52/12 MOBILE
HOME, V.I.N. NO. H045462E, AS A PART THEREOF; IT SHALL NOT BE SEVERED
NOR REMOVED THEREFROM UNTIL THE ENTIRE PURCHASE PRICE HEREIN SHALL
HAVE BEEN PAID.

The terms and conditions of this contract are as follows: The purchase price is THIRTY THOUSAND AND NO/100
FIVE THOUSAND AND NO/100 (\$ 30,000.00) Dollars, of which
THREE HUNDRED AND NO/100 (\$ 5,000.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
or more at purchaser's option, on or before the 1ST day of SEPTEMBER, 1985, (\$ 300.00) Dollars,
and THREE HUNDRED AND NO/100 (\$ 300.00) Dollars,
or more at purchaser's option, on or before the SAME 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 TEN per cent per annum from the 1ST day of AUGUST, 1985,
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 PEOPLES NATIONAL BANK, RAINIER & EMPIRE, SEATTLE
or at such other place as the seller may direct in writing. WASHINGTON 98144



2340
COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Amount Paid \$ 260.55
Ruth Wylie, Co. Treas.
By fr Dr

As referred to in this contract, "date of closing" shall be AUGUST 1, 1985

(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
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 restoration 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 TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, 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.

8508010031

VOL 611 PAGE 577

(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: EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 670429; PROVISIONS AND NOTES CONTAINED IN THE DEDICATION OF SAID PLAT; COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 668869, 813996 AND 855236

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(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 a suit.

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

Harold E. Cotton
HAROLD E. COTTON

Cleo Dupree (SEAL)
CLEO DUPREE

Marjorie H. Cotton
MARJORIE H. COTTON

Audrey Jackson (SEAL)
AUDREY JACKSON

STATE OF WASHINGTON

COUNTY OF King } ss

On this day personally appeared before me
HAROLD E. COTTON & MARJORIE H. COTTON

to me known to be the individual described in and who
executed the within and foregoing instrument, and
acknowledged that THEY signed the same as
THEIR free and voluntary act and deed, for the
uses and purposes therein mentioned.

36 GIVEN under my hand and official seal this
day of July, 19 85

Sharon A. Jones
Notary Public in and for the State of Washington,
residing at Seattle

STATE OF WASHINGTON

COUNTY OF King } ss

On this day of July, 19 85,
before me, the undersigned, Notary Public in and for the State of Washington, duly
commissioned and sworn, personally appeared

and
to me known to be the Cleo Dupree President and Audrey Jackson Secretary,
respectively, of the corporation that executed the foregoing instrument, and acknowledged the said
the corporation that executed the foregoing instrument, and acknowledged the said
instrument to be the free and voluntary act and deed of said corporation, for the uses
and purposes therein mentioned, and on oath stated that the seal affixed is the corporate seal
authorized to execute the said instrument and that the seal affixed is the corporate seal
of said corporation.

Witness my hand and official seal hereto affixed the day and year first above
written.

Notary Public in and for the State of Washington,

residing at Seattle

VOL 611 PAGE 578

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WASHINGTON
STATE OF WASHINGTON } ss
County of King

On this 31st day of July, A. D. 19 85, before me, the undersigned, a Notary
Public in and for the State of WASHINGTON, duly commissioned and sworn personally appeared
CLEO DUPREE AND AUDREY JACKSON

to me known to be the individual S described in and who executed the foregoing instrument, and acknowledged to me
that They signed and sealed the said instrument as THEIR free and voluntary act and deed for the uses and purposes
therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

8508010031

Sharon A. Jones
Notary Public in and for the State of WASHINGTON
residing at Seattle