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REAL ESTATE CONTRACT

For Unimproved Property

John Sullivan
Box 383

Concrete 98237

(E.V.)

between

THIS CONTRACT, made this 17th day of March, 1987

DOULGAS E. MARTIN, a single man

hereinafter called the "seller" and

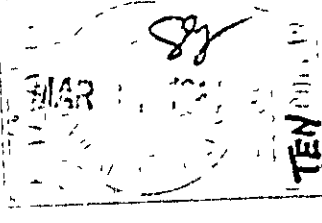
JACK D. MARTIN and MARY TERESA BURR, both single
persons, as Tenants In Common

hereinafter called the "purchaser,"

WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the

seller the following described real estate with the appurtenances, situate in Skagit County,
Washington:

See EXHIBIT "A", attached hereto and made a part hereof by reference

Free of incumbrances, except. Easements, restrictions, reservations and covenants
of record.SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 20 1987

Amount Paid \$ 337.05
Ruth Wylie, Co. Treas.
By CW Deputy

On the following terms and conditions: The purchase price is Thirty-One Thousand Five Hundred and No/100----- (\$ 31,500.00) dollars, of which
Five Hundred and No/100----- (\$ 500.00) dollars
has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said
purchase price as follows: Balance of Thirty-One Thousand and No/100 (\$31,000.00) dollars,
payable at Two Hundred Seventy-Eight and 92/100 (\$278.92) dollars, or more at
purchaser's option, on or before the 10th day of April, 1987 and a like amount, or
more at purchaser's option, on or before the 10th 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 pur-
chase price at the rate of nine (9%) per cent per annum from the 10th day of
April, 1987, 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 Seller's residence or at such other place as
the Seller shall direct in writing.

Purchaser agrees to keep property in open space, farm and agricultural use land
classification for period necessary to hold the Seller harmless from any liability
for changing real estate tax status.

Any merchantable timber needed to be removed from this or Seller's other property
in order to construct a road on said easement shall inure to the benefit of the
Purchaser but shall be first applied to the cost of building said road.

The purchaser may enter into possession immediately

The property has been carefully inspected by the purchaser, and no agreements or representations per-
taining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees: to pay before delinquency all taxes and assessments assumed by him, if any, and
any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste;
and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any
such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the
purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without
prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that
any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason
thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be
required to expend in procuring such moneys.

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.

The seller agrees, upon full compliance by the purchaser with his agreements herein, to execute and

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EXHIBIT "A"
Real Estate Contract
Douglas E. Martin and
Jack D. Martin & Mary T. Burr
Dated: March 17, 1987

LEGAL DESCRIPTION

Government Lot 11 and the East 1/2 of Government Lots 12 and 13 in Section 29, Township 35 North, Range 10 East, W.M. TOGETHER WITH a permanent right of ingress and egress to said lots over property presently owned by Seller or adjacent property over which he has an easement right, and which right consists of the following non-exclusive easement for the use, maintenance, repair and reconstruction of a road together with necessary bridges, culverts, cuts, fills and other appurtenance and fully described as follows:

The West 60 feet of the Northeast 1/4 of the Northwest 1/4 of Section 33 lying North of the County (Martin Ranch) Road; in Section 28, the West 60 feet of the South 1/2 of the Southeast 1/4 of the Southwest 1/4, and the South 40 feet of the West 60 feet of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 and the South and West 40 feet of the North 1/2 of the Southwest 1/4 of the Southwest 1/4, and the South 40 feet of the West 40 feet of the Northwest 1/4 of the Southwest 1/4; in Section 29, the South 40 feet of the Northeast 1/4 of the Southeast 1/4 of the South 40 feet of Government Lot 4.

All situate in Skagit County, State of Washington.

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