

REAL ESTATE CONTRACT

9105240054

THIS AGREEMENT, Made and entered into this 17 day of May, 1991  
by and between Willnettah Harrison  
hereinafter called the Seller, residing in the City of Sedro Woolley, State of Washington  
and David E. Garvin and Walter R. Garvin  
hereinafter called the Purchaser, residing in the City of Sedro Woolley, State of Washington

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

Lot 15 Block F Plat of Cape Horn on the Skagit Division No. as recorded in Volume 8 pages 92 to 97 inclusive of Plats, records of Skagit County.

MAY 24 1991

situated in Skagit County, State of Washington on the following terms: the total purchase price is Three thousand Dollars (\$ 3000.00 ) of which the sum of One thousand Dollars (\$ 1000.00 ) has this day been paid by Purchaser, the receipt whereof is hereby acknowledged by Seller, and the balance of Two thousand Dollars (\$ 2000.00 ) to be paid in the amounts and at the times stated as follows:

Monthly payments of \$100.00. First payment due 30 days from May 17; 1991.

Payments for this contract have a due date of the 17th of the month.

with interest on all deferred payments, to be computed from the date of this agreement at the rate of 8.5 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 18 day of May, 1991, 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 assessments 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 10 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, improvements 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.

9105240054

VOL 980 PAGE 388

Time is of the essence of this agreement. If the Seller shall fail to comply with or perform any covenant or agreement required, the Seller may elect to declare a forfeiture by written and recorded notice to the Purchaser, and at the expiration of 30 days thereafter this agreement shall be at an end and null and void if in the meantime the terms of the agreement have not been complied with by the Purchaser. In such event and upon Seller doing so, and upon compliance with the provisions of R.C.W. 61.30, 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:

or at such other address as the Purchaser shall indicate to the Seller or Seller's agent or attorneys in writing or which is known to the one giving notice.

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 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 793 B Cedar St. Sedro Woolley, WA. 98284

It is further agreed that:

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

David L. Harrison  
Purchaser  
Walt Ross Harris

Willnetta Harrison  
Seller

STATE OF WASHINGTON.

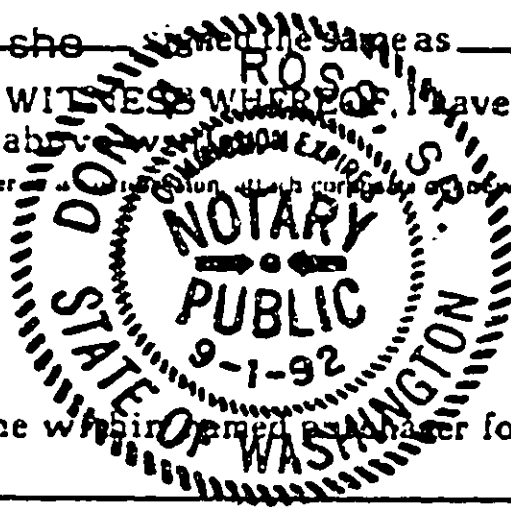
County of SKAGIT ss.

I, the undersigned, a Notary Public in and for the State, do hereby certify that on this 20TH day of MAY 19 91, personally appeared before me WILLNETTA HARRISON

to me known to be the individual described as seller and who executed the within instrument, and acknowledged that she signed the same as her 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 certificate of incorporation.)



Notary Public in and for the state of Washington

My appointment expires 9-1-92

ASSIGNMENT BY PURCHASER

The within named purchaser for and in consideration of the sum of Three thousand Dollars (\$ 3000.00 )

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

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 the 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.

Notary Public in and for the state of

My appointment expires:

9105240054

938 PAGE 389