



200012050066

Skagit County Auditor

12/5/2000 Page 1 of 6 3:44:57PM

AFTER RECORDING MAIL TO:

Name CLIFFORD JAMES,  
Address PO BOX 1258  
City, State, Zip WRANGELL, AK 99929  
00063513

Filed for Record at Request of First American Title of Skagit County

ANY OPTIONAL PROVISION NOT INITIALED BY ALL PERSONS SIGNING THIS CONTRACT --  
WHETHER INDIVIDUALLY OR AS AN OFFICER OR AGENT -- IS NOT A PART OF THIS  
CONTRACT.

FIRST AMERICAN TITLE CO.

REAL ESTATE CONTRACT  
(Residential Short Form)

63513 E

1. PARTIES AND DATE. This Contract is entered into on ~~November~~ <sup>DECEMBER</sup> 5, 2000 between RICHARD  
A. LANDSHUT, as his separate estate as "Seller" and CLIFFORD JAMES, as his separate estate as  
"Buyer".

2. SALE AND LEGAL DESCRIPTION. Seller agrees to sell to Buyer and Buyer agrees to purchase from  
Seller the following described real estate in Skagit County, State of Washington:

Lot 56, Block "A", "LAKE TYEE DIVISION NO. III", as per plat recorded in Volume 11 of Plats,  
pages 68 through 74, inclusive, records of Skagit County, Washington.

ABREVIATED LEGAL: Lot 56, Block A LAKE TYEE DIV. III

Subject to Paragraphs A thru E of Schedule B-1 of First American Title Company's preliminary  
commitment no. 01-63513.

38481 38481  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

DEC 05 2000

Amount Paid \$ 237.15  
By: Skagit County Treasurer  
Deputy

Assessor's Property Tax Parcel Account Number(s): 4357-001-056-0002 R79854

3. PERSONAL PROPERTY. Personal property, if any, included in the sale is as follows:

No part of the purchase price is attributed to personal property.

4. (a) PRICE. Buyer agrees to pay:

\$ 15,500.00

\$ ( 7,500.00

\$ (

\$ 8,000.00

Total Price

) Down Payment

) Assumed Obligation(s)

Amount Financed by Seller.

(b) ASSUMED OBLIGATIONS. Buyer agrees to pay the above assumed Obligation(s) by assuming and  
agreeing to pay that certain Mortgage/Deed of Trust/Contract dated recorded as  
AF#

Seller warrants the unpaid balance of said obligation is \$ which is payable \$ on  
or before the Pmt. Date Day day of Pmt. Date Mo., Pmt. Date Yr., including/plus interest at the  
rate of Int. Rate% per annum on the declining balance thereof; and a like amount on or before the  
Pmt. Date Day day of each and every month/year thereafter until paid in full.


NOTE: Fill in the date in the following two lines only if there is an early cash out date.

NOTWITHSTANDING THE ABOVE, THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST IS DUE  
IN FULL NOT LATER THAN Final Pmt. Date.

ANY ADDITIONAL ASSUMED OBLIGATIONS ARE INCLUDED IN ADDENDUM.

(c) PAYMENT OF AMOUNT FINANCED BY SELLER.

Buyer agrees to pay the sum of \$ 8,000.00 as follows:  
\$ 0.00 or more at buyer's option on or before the 0 day of 0,  
0, including/plus interest from 0 at the rate of 0.0 % per annum on the declining  
balance thereof; and a like amount or more on or before the 0 day of each and every  
month/year thereafter until paid in full.

NOTE: Fill in the date in the following two lines only if there is an early cash out date. 

NOTWITHSTANDING THE ABOVE, THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST IS DUE  
IN FULL NOT LATER THAN MAY 31ST, 2001.

Payments are applied first to interest and then to principal. Payments shall be made at  
or such other place as the Seller may hereafter indicate in writing.

5. FAILURE TO MAKE PAYMENTS ON ASSUMED OBLIGATIONS. If Buyer fails to make any  
payments on assumed obligation(s), Seller may give written notice to Buyer that unless Buyer makes the  
delinquent payment(s) within fifteen (15) days, seller will make the payment(s), together with any late charge,  
additional interest, penalties, and costs assessed by the Holder of the assumed obligation(s). The 15-day period  
may be shortened to avoid the exercise of any remedy by the holder of the assumed obligation. Buyer shall  
immediately after such payment by Seller reimburse Seller for the amount of such payment plus a late charge  
equal to five percent (5%) of the amount so paid plus all costs and attorneys' fees incurred by Seller in  
connection with making such payment.

6. (a) OBLIGATIONS TO BE PAID BY SELLER. The Seller agrees to continue to pay from payments  
received hereunder the following obligation, which obligation must be paid in full when Buyer pays the  
purchase price in full:

That certain Mortgage/Deed of Trust/Contract dated \_\_\_\_\_, recorded as AF# \_\_\_\_\_

ANY ADDITIONAL OBLIGATIONS TO BE PAID BY SELLER ARE INCLUDED IN ADDENDUM.

(b) EQUITY OF SELLER PAID IN FULL. If the balance owed the Seller on the purchase price herein  
becomes equal to the balance owed on prior encumbrances being paid by Seller, Buyer will be deemed to have  
assumed said encumbrances as of that date. Buyer shall thereafter make payments directly to the holders of  
said encumbrances and make no further payments to Seller. Seller shall at that time deliver to Buyer a  
fulfillment deed in accordance with the provisions of Paragraph 8.

(c) FAILURE OF SELLER TO MAKE PAYMENTS ON PRIOR ENCUMBRANCES. If Seller fails to  
make any payments on any prior encumbrance, Buyer may give written notice to Seller that unless Seller  
makes the delinquent payments within 15 days, Buyer will make payments together with any late charges,  
additional interest, penalties, and costs assessed by the holder of the encumbrance. The 15-day period may be  
shortened to avoid the exercise of any remedy by the holder of the prior encumbrance. Buyer may deduct the  
amounts so paid plus a late charge of 5% of the amount so paid and any attorneys' fees and costs incurred by  
Buyer in connection with the delinquency from payments next becoming due Seller on the purchase price. In  
the event Buyer makes such delinquent payments on three occasions, Buyer shall have the right to make all  
payments due thereafter direct to the holder of such prior encumbrance and deduct the then balance owing on  
such prior encumbrance from the then balance owing on the purchase price and reduce periodic payments on  
the balance due Seller by the payments called for in such prior encumbrance as such payments become due.

7. OTHER ENCUMBRANCES AGAINST THE PROPERTY. The property is subject to encumbrances  
including the following listed tenancies, easements, restrictions and reservations in addition to the obligations  
assumed by Buyer and the obligations being paid by Seller:

ANY ADDITIONAL NON-MONETARY ENCUMBRANCES ARE INCLUDED IN ADDENDUM.

8. FULFILLMENT DEED. Upon payment of all amounts due seller, seller agrees to deliver to Buyer a  
Statutory Warranty Deed in fulfillment of this Contract. The covenants of warranty in said deed shall not  
apply to any encumbrances assumed by Buyer or to defects in title arising subsequent to the date of this  
Contract by, through or under persons other than the Seller herein. Any personal property included in the sale  
shall be included in the fulfillment deed.

9. LATE CHARGES. If any payment on the purchase price is not made within ten (10) days after the date it  
is due, Buyer agrees to pay a late charge equal to 5% of the amount of such payment. Such late payment  
charge shall be in addition to all other remedies available to Seller and the first amounts received from Buyer  
after such late charges are due shall be applied to the late charges.

10. NO ADVERSE EFFECT ON PRIOR ENCUMBRANCES. Seller warrants that entry into this Contract  
will not cause in any prior encumbrance (a) a breach, (b) accelerated payments, or (c) an increased interest  
rate; unless (a), (b) or (c) has been consented to by Buyer in writing.

11. POSSESSION. Buyer is entitled to possession of the property from and after the date of this Contract, or  
\_\_\_\_\_, whichever is later, subject to any tenancies described in Paragraph 7.



12. **TAXES, ASSESSMENTS AND UTILITY LIENS.** Buyer agrees to pay by the date due all taxes and assessments becoming a lien against the property after the date of this Contract. Buyer may in good faith contest any such taxes or assessments so long as no forfeiture or sale of the property is threatened as the result of such contest. Buyer agrees to pay when due any utility charges which may become liens superior to Seller's interest under this Contract. If real estate taxes and penalties are assessed against the property subsequent to date of this Contract because of a change in use prior to the date of this Contract for Open Space, Farm, Agricultural or Timber classifications approved by the County or because of a Senior Citizen's Declaration to Defer Property Taxes filed prior to the date of this Contract, Buyer may demand in writing payment of such taxes and penalties within 30 days. If payment is not made, Buyer may pay and deduct the amount thereof plus 5% penalty from the payments next becoming due Seller under the Contract.

13. **INSURANCE.** Buyer agrees to keep all buildings now or hereafter erected on the property described herein continuously insured under fire and extended coverage policies in an amount not less than the balances owed on obligations assumed by Buyer plus the balance due Seller, or full insurable value, whichever is lower. All policies shall be held by the Seller and be in such companies as the Seller may approve and have loss payable first to any holders of underlying encumbrances, then to Seller as their interests may appear and then to Buyer. Buyer may within 30 days after loss negotiate a contract to substantially restore the premises to their condition before the loss. If the insurance proceeds are sufficient to pay the contract price for restoration or if the Buyer deposits in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored unless the underlying encumbrances provide otherwise. Otherwise the amount collected under any insurance policy shall be applied upon any amounts due hereunder in such order as the Seller shall determine. In the event of forfeiture, all rights of Buyer in insurance policies then in force shall pass to Seller.

14. **NONPAYMENT OF TAXES, INSURANCE AND UTILITIES CONSTITUTING LIENS.** If Buyer fails to pay taxes or assessments, insurance premiums or utility charges constituting liens prior to Seller's interest under this Contract, Seller may pay such items and Buyer shall forthwith pay Seller the amount thereof plus a late charge of 5% of the amount thereof plus any costs and attorney's fees incurred in connection with making such payment.

15. **CONDITION OF PROPERTY.** Buyer accepts the property in its present condition and acknowledges that Seller, his agents and subagents have made no representation or warranty concerning the physical condition of the property or the uses to which it may be put other than as set forth herein. Buyer agrees to maintain the property in such condition as complies with all applicable laws.

16. **RISK OF LOSS.** Buyer shall bear the risk of loss for destruction or condemnation of the property. Any loss shall not relieve Buyer from any of Buyer's obligations pursuant to this Contract.

17. **WASTE.** Buyer shall keep the property in good repair and shall not commit or suffer waste or willful damage to or destruction of the property. Buyer shall not remove commercial timber without the written consent of Seller.

18. **AGRICULTURAL USE.** If this property is to be used principally for agricultural purposes, Buyer agrees to conduct farm and livestock operations in accordance with good husbandry operations. In the event a forfeiture action is instituted, Buyer consents to Seller's entry on the premises to take any reasonable action to conserve soil, crops, trees and livestock.

19. **CONDEMNATION.** Seller and Buyer may each appear as owners of an interest in the property in any action concerning condemnation of any part of the property. Buyer may within 30 days after condemnation and removal of improvements, negotiate a contract to substantially restore the premises to their condition before removal. If the condemnation proceeds are sufficient to pay the contract price for restoration or if the Buyer deposits in escrow any deficiency with instructions to apply the funds on the restoration contract, the property shall be restored unless underlying encumbrances provide otherwise. Otherwise, proceeds of the award shall be applied in payment of the balance due on the purchase price, as Seller may direct.

20. **DEFAULT.** If the Buyer fails to observe or perform any term, covenant or condition of this Contract, Seller may:

(a) Suit of Installments. Sue for any delinquent periodic payment; or

(b) Specific Performance. Sue for specific performance of any Buyer's obligations pursuant to this Contract; or

(c) Forfeit Buyer's Interest. Forfeit this Contract pursuant to Ch.61.30, RCW, as it is presently enacted and may hereafter be amended. The effect of such forfeiture includes: (i) all right, title and interest in the property of the Buyer and all persons claiming through the Buyer shall be terminated; (ii) the Buyer's rights are the Contract shall be canceled; (iii) all sums previously paid under the Contract shall belong to and be retained by the Seller or other person to whom paid and entitled thereto; (iv) all improvements made to and unharvested crops on the property shall belong to the Seller; and (v) Buyer shall be required to surrender possession of the property, improvements, and unharvested crops to the Seller 10 days after the forfeiture.

(d) Acceleration of Balance Due. Give Buyer written notice demanding payment of said delinquencies and payment of a late charge of 5% of the amount of such delinquent payments and payment of Seller's reasonable attorneys' fees and costs incurred for services in preparing and sending such Notice and stating that if payment pursuant to said Notice is not received within thirty (30) days after the date said Notice is either

LPB-44 (9/92)



deposited in the mail addressed to the Buyer or personally delivered to the Buyer, the entire balance owing, including interest, will become immediately due and payable. Seller may thereupon institute suit for payment of such balance, interest, late charge and reasonable attorneys' fees and costs.

(e) Judicial Foreclosure. Sue to foreclose this contract as a mortgage, in which event Buyer may be liable for a deficiency.

21. RECEIVER. If Seller has instituted any proceedings specified in Paragraph 20 and Buyer is receiving rental or other income from the property. Buyer agrees that the appointment or a receiver for the property is necessary to protect Seller's interest.

22. BUYER'S REMEDY FOR SELLER'S DEFAULT. If Seller fails to observe or perform any term, covenant or condition of this Contract, Buyer may, after 30 days' written notice to Seller, institute suit for damages or specific performance unless the breaches designated in said notice are cured.

23. NON-WAIVER. Failure of either party to insist upon strict performance of the other party's obligations hereunder shall not be construed as a waiver of strict performance thereafter of all of the other party's obligations hereunder and shall not prejudice any remedies as provided herein.

24. ATTORNEYS' FEES AND COSTS. In the event of any breach of this Contract, the party responsible for the breach agrees to pay reasonable attorneys' fees and costs, including costs of service of notices and title searches, incurred by the other party. The prevailing party in any suit instituted arising out of this Contract and in any forfeiture proceedings arising out of this Contract shall be entitled to receive reasonable attorneys' fees and costs incurred in such suit or proceedings.

25. NOTICES. Notices shall be either personally served or shall be sent certified mail, return receipt requested and by regular first class mail to Buyer at \_\_\_\_\_, and to Seller at \_\_\_\_\_, or such other addresses as either party may specify in writing to the other party. Notices shall be deemed given when served or mailed. Notice to Seller shall also be sent to any institution receiving payments on the Contract.

26. TIME FOR PERFORMANCE. Time is of the essence in performance of any obligations pursuant to this Contract.

27. SUCCESSORS AND ASSIGNS. Subject to any restrictions against assignment, the provisions of this Contract shall be binding on the heirs, successors and assigns of the Seller and the Buyer.

28. OPTIONAL PROVISION -- SUBSTITUTION AND SECURITY ON PERSONAL PROPERTY. Buyer may substitute for any personal property specified in Paragraph 3 herein other personal property of like nature which Buyer owns free and clear of any encumbrances. Buyer hereby grants Seller a security interest in all personal property specified in Paragraph 3 and future substitutions for such property and agrees to execute a financing statement under the Uniform Commercial Code reflecting such security interest.

SELLER

INITIALS:

BUYER

\_\_\_\_\_  
RICHARD A. LANDSHUT

  
\_\_\_\_\_  
CLIFFORD JAMES

29. OPTIONAL PROVISION -- ALTERATIONS. Buyer shall not make any substantial alteration to the improvements on the property without the prior written consent of Seller, which consent will not be unreasonably withheld.

SELLER

INITIALS:

BUYER

  
\_\_\_\_\_  
RICHARD A. LANDSHUT

  
\_\_\_\_\_  
CLIFFORD JAMES





Richard A. Landshut  
RICHARD A. LANDSHUT

Cliff James  
CLIFFORD JAMES



STATE OF WASHINGTON  
COUNTY OF Skagit } ss

I certify that I know or have satisfactory evidence that **RICHARD A. LANDSHUT** is the person who appeared before me, and said person acknowledged it to be his her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/5/00

Kim M. Kerr  
Notary Public in and for the State of Washington  
Residing at Mt. Vernon  
My appointment expires: 12/15/2001

STATE OF WASHINGTON ALASKA  
COUNTY OF } ss

I certify that I know or have satisfactory evidence that Clifford F. James is/are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument, on oath stated that he/she/they authorized to execute the instrument and acknowledged it as the of **RICHARD A. LANDSHUT** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: NOV. 29, 2000

Amber L. Burley  
Notary Public in and for the State of ~~Washington~~ Alaska  
Residing at  
My appointment expires: Sept. 29, 2004

