

200406040107

Skagit County Auditor

6/4/2004 Page

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2 12:16PM

Return Address:

Christy RiceP.O. Box 226Marblemount, WA 98267**REAL ESTATE CONTRACT**

Indexing information required by the Washington State Auditor's/Recorder's Office, (RCW 36.18 and RCW 65.04) 1/97:

(please print last name first)

Reference # (If applicable): _____

Grantor(s) (Borrower): (1) CHRISTY A. RICE (2) _____ Add'l. on pg _____Grantee(s) (Beneficiary/Trustee): (1) STEVEN W. LARSON (2) _____Add'l. on pg _____ Legal Description (abbreviated): LOT 70, CASCADE RIVER PARK No. 2Add'l. legal is on pg _____ Assessor's Property Tax Parcel /Account # 3872-000-070-0004

THIS AGREEMENT, Made and entered into this _____ day of _____, by and between
STEVEN W. LARSON, A SINGLE MAN hereinafter called the Seller, residing in the
City of MARBLEMOUNT, State of WASHINGTON, and
CHRISTY A. RICE, A SINGLE WOMAN, hereinafter called the Purchaser, residing in the City of
MARBLEMOUNT, 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 70, CASCADE RIVER PARK No. 2, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 20 AND
21, RECORDS OF SKAGIT COUNTY, WASHINGTON

TAX ACCOUNT NO. 3872-000-070-0004 P63870

situated in SKAGIT County, State of WASHINGTON, on the following terms: the total purchase price is
FOUR THOUSAND SEVEN HUNDRED AND NO/100 Dollars (\$ 4,700) of which the sum
of TWO THOUSAND THREE HUNDRED AND NO/100 Dollars (\$ 2,300) has this day been paid by Purchaser,
the receipt whereof is hereby acknowledged by Seller, and the balance of TWO THOUSAND FOUR HUNDRED AND NO/100 Dollars
(\$ 2,400) to be paid in the amounts and at the times stated as follows:

TWO HUNDRED AND NO/100 DOLLARS (\$200) PER MONTH BEGINNING
JUNE 21, 2004; THEN \$200 EACH MONTH DUE ON BEFORE THE
21ST OF EACH MONTH UNTIL THE TOTAL BALANCE IS PAID IN FULL.



Real Estate Contract

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MATERIAL MAY NOT BE REPRODUCED IN WHOLE OR IN PART IN ANY FORM WHATSOEVER.

Skagit County Auditor

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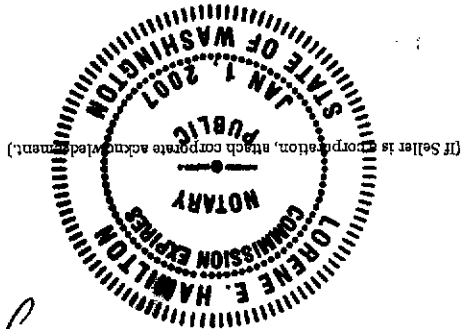


My appointment expires: Jan 1, 2007

Notary Public in and for the State of Washington

Print Name Lorene E Hamilton

Lorene E Hamilton



Dated this 4th day of June 2004

I certify that I know or have satisfactory evidence that Christy Rice & Steven W. Johnson are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in the instrument.

County of Skagit
BY SS. Skagit Co. Treasurer Deputy

Amount of \$83.04
JUN 04 2004

Purchaser Christy A. Rice
REAL ESTATE EXCISE TAX
SKAGIT COUNTY WASHINGTON

IN WITNESS WHEREOF, the parties hereto have signed this instrument in duplicate the day and year first above written.
THE PURCHASER WILL PAY ALL CLOSING COSTS, INCLUDING ALL TAXES, ASSESSMENTS, FEES, AND ANY OTHER AMOUNTS DUE AT CLOSING.

It is further agreed that:
The payments called for herein are to be made at PO Box 66, MABE NEWST, WA 98267

restoration of the premises.
price of the property, less any sum which may be required to be expended in procuring such money, or to the rebuilding or property by fire or other casualty, the moneys received by reason thereof shall be applied as payment on account of the purchase 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 one giving notice.

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 following address:
PO Box 66, MABE NEWST, WA 98267

all demands and notices with respect to such declaration or forfeiture and cancellation may be made by registered mail at the shall be forfeited to the Seller as liquidated damages, and the Seller shall have the right to re-enter and take possession. Service of with the provisions of R.C.W. 61.30, all payments made by the Purchaser hereunder and all improvements placed upon the premises to the Purchaser, and at the expiration of 90 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 Purchaser. In such event and upon Seller doing so, and upon compliance promptly at the time and in the manner herein required, the Seller may elect to declare a forfeiture by written and recorded notice Time is of the essence of this agreement. If the Purchaser shall fail to comply with or perform any covenant or agreement hereof 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.

The Seller agrees, on full payment of the purchase price and interest in the manner hereinafore 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 described or of reason of prior liens not assumed by the Purchaser in this agreement.

to the full amount of the purchase price against loss and damage by reason of defect in the title of the Seller to the real estate herein. The Seller agrees to procure within two days of the date hereof, a Purchaser's policy of title insurance, naming the Purchaser the covenant or agreement relied upon is in writing and is attached to and made a part hereof.

under any covenants respecting the condition of the premises or for any agreement for alterations, improvements or repairs unless The Purchaser agrees that a full inspection of the premises has been made and that neither the Seller nor assigns shall be liable Seller by reason of such failure.

payable forthwith, with interest at the rate of 10% per cent per annum until paid, without prejudice to any other rights of and effect such insurance, and any amount so paid by the Seller shall be deemed a part of the purchase price and shall become In the event that the Purchaser shall fail to make any payment herein provided, the Seller may pay such taxes or assessments use the premises for any illegal purpose.

keep the buildings and all improvements on the premises in good condition and repair and not to permit waste; and agrees not to Purchaser also agrees to assume all hazards of damage to or destruction of any improvements on said premises; and agrees to to the full amount of the purchase price against loss and damage by reason of defect in the title of the Seller to the real estate herein.

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

Purchaser agrees to pay all taxes and assessments legally levied against said property subsequent to this date, before the same It is agreed that the Purchaser shall have possession of said premises from the 21st day of May 2004, provided that all the terms and conditions of this agreement are fully complied with.

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

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