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WASHINGTON
TITLE INSURANCE
COMPANY

REAL ESTATE CONTRACT

This contract was made and entered into this _____ day of _____, 19____

between _____ of the County of _____, State of _____

and _____ of the County of _____, State of _____

hereinafter called the purchaser

WITNESSETH that the seller agrees to sell to the purchaser and the purchaser agrees to purchase the following described real estate, with the appurtenances situate in the County of _____, State of Washington, to-wit:

The purchaser agrees that full inspection of said described premises has been made and that neither the seller nor agent shall be held to any covenant respecting the condition of any improvements on said premises nor to any agreement for alterations, improvements or repairs, unless the covenant or agreement relied on be in writing and attached and made a part of this contract.

The purchaser shall have the right to make interim payments due to the seller or others on account of taxes, mortgages, encumbrances which are liens on this property, and by such payment have rent allowed purchaser in this contract as of date of payment.

The seller has procured or agrees within sixty days from date hereof, to procure from Washington Title Insurance Company a purchaser's policy of title insurance, insuring the purchaser to the full amount of the purchase price against loss of damage by reason of defect in the title of the seller to the said described premises, the amount of which is not assumed by the purchaser under this agreement.

The seller agrees, in full payment of said purchase price in manner hereinbefore specified, to make execute and deliver to the purchaser a good and sufficient warranty deed of said described premises, subject to the provisions hereof and for

the intent and essence of this contract, in case the purchaser shall fail to make any payment of the said purchase price or any part thereof at the time the same shall fall due as hereinbefore specified, or promptly to perform any covenant or agreement aforesaid, the seller may elect to declare forfeiture and cancellation of this contract, and in such event all rights of the purchaser hereunder shall cease and determine and any payments theretofore made hereunder by the purchaser shall be retained by the seller in liquidation of all damages sustained by reason of such failure, service of all demands, notices or other papers with respect to such declaration of forfeiture and cancellation, shall be made by registered mail at the following address, to-wit:

If at any other address, the purchaser will indicate in writing to the seller, by the seller may elect to bring an action at law or in equity to enforce installment or on any payment or payments made by the seller and recoverable by the purchaser, it being stipulated that the promise to pay intermediate installments or to pay term payments shall be independent of the covenant to make a deed that every such action is an action at law and for the recovery of money only, as if the promise to pay had been expressed in a different form, and that the seller shall institute an election not to proceed otherwise as to the subsequent terms of the contract, in case of any default on the part of the purchaser shall be construed as a waiver of all such promises and covenants.

The seller shall be liable for all costs and charges of this contract or to collect any installment payments or any other payments hereunder, together with a reasonable sum as attorney's fees and all costs and expenses in connection therewith, and the responsibility of searching records, which sums shall be included in any statement of interest hereunder.

The seller and the purchaser have executed this instrument to duplicate the tax and value records.

Charles H. King
Selling Agent

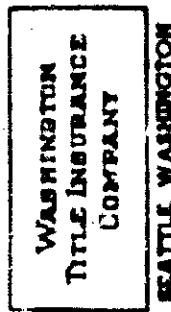
WASHINGTON, W

Notary Public for the State of Washington
My Commission Expires June 14, 1964

Real Estate Contract

FROM

TO



WASHINGTON