

Exhibit D

71-3901 5723-85

58585

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX

PAID
FEB 7 - 1964

REAL ESTATE CONTRACT
(Corporate Form)
For Unimproved Property

THIS CONTRACT, made this 21 day of January, 1964, between

ISLAND ENTERPRISES, INC., a Washington corporation, hereinafter called the
"seller" and VICTOR J. CAPRON and MOLLY J. CAPRON, his wife,
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 San Juan County, Washington:

The southwest quarter of the northeast quarter of Section 24, Township 35 North, Range 4 W.M.N., in San Juan County, Washington;
TOGETHER WITH an easement over and across a 60 foot wide strip of land for utility lines and private roadway purposes, the center line of which has a point of beginning 308.5 feet south and 554.8 feet west of the east one quarter corner of said Section 14, said center line running thence north 81°51' east 243.7 feet, thence north 0°27' west 211.6 feet, thence north 4°55' west 280.7 feet, thence north 6°08' west 151.3 feet, thence north 1°52' east 425.2 feet, thence north 26°29' east 283.1 feet, thence north 14° east 100.4 feet, thence north 8°45' west 110.3 feet, thence north 28°25' east 179.5 feet, thence north 10°18' east 135.2 feet to angle point 12, running thence north 44°42' east 144.8 feet, thence south 61°43' east 106.1 feet, thence south 40°27' east 84.1 feet, thence south 60°30' east 190.3 feet, thence south 84°09' east 126.8 feet, thence south 43°25' east 222.1 feet; thence south 68°35' east 257.4 feet, thence north 80°41' east 338.7 feet, thence north 68°52' east 152.6 feet, thence south 21°32' east 50.0 feet, thence south 50°10' east 215.0 feet, thence south 17° east 135.1 feet, thence south 29°48' east 306.2 feet, thence south 61°54' east 160.6 feet, thence south 5°18' east 199.1 feet, thence south 9°40' west 112.8 feet, thence south 50°31' east 141.6 feet, thence south 80°58' east 84.7 feet to angle point 30, thence continuing south 15°56' east 260.7 feet, thence south 5°06' west 170.00 feet, thence south 16°26' east 269.9 feet, thence south 23°44' east 284.2 feet, thence south 10°40' east 240.4 feet, thence south 39°56' east 115.6 feet, thence south 67°18' east 106.1 feet, thence south 46°10' east 145.7 feet, thence south 74°07' east 156.3 feet, thence south 14°36' east 86.1 feet, thence south 6°06' west 234.4 feet, thence south 5°24' east 267.4 feet, thence south 31°17' west 333.4 feet, thence south 28°09' west 70.5 feet, thence south 20°58' east 259.1 feet, thence south 2°22' west 261.7 feet to angle point 40, thence continuing south 12°45' east 107.0 feet, thence south 32°40' east 214.0 feet, thence south 15°40' east 116.9 feet to angle point 49, thence continuing south 27°36' east 176.7 feet, thence south 15°16' east 156.8 feet, thence south 16°02' east 110.5 feet, thence south 12°43' east 226.8 feet to angle point 53, thence continuing south 25°02' west 153.6 feet, thence south 35°32' west 281.1 feet, thence south 12°22' west 169.9 feet to point "A"; thence north 12°22' east to a point on the north boundary of said southwest quarter of the northeast quarter, said point being referred to herein as point "B", and

Subject to an easement over and across a 60 foot wide strip of land for private roadway and utility purposes, the center line of which has a point of beginning at the above said point on the north boundary heretofore referred to as point "B", said center line running thence south 12°22' west to a point heretofore referred to as point "A", thence south 7°43' east 132.3 feet, thence south 18°02' west 169.0 feet, thence south 22°44' west 293.9 feet, thence south 12°55' west 220.6 feet to angle point 64, thence continuing south 41°26' east 382.9 feet, thence south 60°28' east to a point on the south boundary of the southwest quarter of the northeast quarter of said Section 24; also beginning at a point hereto referred to as angle point 64 and running thence south 40°14' west 67.1 feet, thence south 9°03' west to a point on the west boundary of the southwest quarter of the northeast quarter.

Initialed by:
R.E.T.
[Signature]

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Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made 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 of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

Notice of forfeiture may be given by a deposit in the United States post office of such notice contained in a sealed envelope with postage prepaid, addressed to the purchaser at the address given below his signature, or such other post office address in the United States as he may later designate by a written notice to the seller.

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

Victor J. Capron
Victor J. Capron Purchaser
Molly J. Capron
Molly J. Capron Purchaser
STATE OF WASHINGTON,
County of King

ISLAND ENTERPRISES, INC.
A Corporation
By Karl E. Fankhauser
Karl E. Fankhauser President
By Kenneth F. Schilaty
Kenneth F. Schilaty Secretary

On this 37th day of January, 1964, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Karl E. Fankhauser and Kenneth F. Schilaty to me known to be the President and Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.



Simon Oliver
Notary Public in and for the State of Washington,
residing at Seattle

STATE OF WASHINGTON
County of San Juan

On this FOURTH day of FEBRUARY, A. D., 1964, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared COURT COMMISSIONER Victor J. Capron and Molly J. Capron

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the use and purposes therein mentioned.



Robert D. ...
Notary Public in and for the State of Washington,
COURT COMMISSIONER
residing at FRIDAY HARBOR, WASH

LAWYERS
TITLE INSURANCE
CORPORATION
SEATTLE, WASHINGTON

Filed for Record at Request of
NAME Lawyer Title Insurance Corporation
ADDRESS 1109 Second Avenue
CITY AND STATE Seattle, Washington

THIS SPACE RESERVED FOR RECORDER'S USE
Filed for Record at the Request
of Lawyer Title Co.
Feb 7 A. D., 1964
and recorded in vol. 38
at 657659
By Charles Person

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Free of encumbrances, except: Mortgage dated March 22, 1962 and recorded under Auditor's File No. 55046. Said mortgage to be paid in full by seller, herein fulfillment deed before delivery of

On the following terms and conditions: The purchase price is -----

TEN THOUSAND and no/100-----(\$10,000.00) dollars of which ONE THOUSAND and no/100-----(\$1,000.00) dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price in the sum of NINE THOUSAND and no/100-----(\$9,000.00) as follows:-----

ONE THOUSAND EIGHTY and no/100-----(\$1,080.00) dollars, or more at purchaser's option, on or before the 10th day of January, 1965 and ONE THOUSAND EIGHTY and no/100-----(\$1,080.00) dollars, or more at purchaser's option, on or before the same day of each then succeeding calendar year until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the balance of said purchase price and the diminishing amounts thereof at the rate of seven per cent (7%) per annum from the 24th day of January, 1964 which interest shall be deducted from each yearly installment and the balance of each installment applied in reduction of principal. All payments to be made hereunder shall be made at Everett Trust & Savings Bank, Everett, Washington or at such other place, as the seller may direct in writing.

The purchaser may enter into possession immediately

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining 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 specifically assumed by him herein, 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 hazards of damage or destruction of any improvements which may hereafter be placed on said premises and of the taking of said premises or any part thereof for public use; and agrees that no such damage or taking shall constitute a failure of consideration, and that in case of such damage or taking, all money received by the seller by reason thereof, less any sums which the seller may be required to expend in procuring such money, shall be applied as payment on the purchase price herein, or at the election of the seller, to the rebuilding or restoration of said improvements.

The seller agrees, upon full compliance by the purchaser with his agreements herein to execute and deliver to the purchaser a warranty deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller. The seller has procured or agrees to procure within 10 days from date hereof, from Lawyers Title Insurance Corporation a purchaser's policy of title insurance, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in the title of the seller to the said described premises or by reason of prior liens or encumbrances not assumed by the purchaser under this agreement.

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Exhibit E

58425

L-20

Printed for Distribution
by
Lawyers Title Insurance Corp.

Real Estate Contract

(Corporation Form)

THIS AGREEMENT, made and entered into this 31ST day of December, 1963,
between ISLAND ENTERPRISES, INC., a Washington corporation,
hereinafter called the "seller," and
ARNOLD H. SCHMIDT, a widower, as to an undivided
one-half interest, and CHARLES C. SCHMIDT AND
SHIRLEY B. SCHMIDT, husband and wife, as to an
undivided one-half interest,
hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase of the seller
the following described real estate situate in King County, State of Washington, to-wit:
San Juan

The Northeast Quarter of the Southeast Quarter and the Southeast
Quarter of the Northeast Quarter; All in Section 14, Township 35
North, Range 4 W.W.M.; and
EXCEPT county road.

SUBJECT TO: An easement over and across a 60-foot wide strip of
land for private roadway purposes, the center line of which has
a point of beginning 308.5 feet South and 554.8 feet West of the
East one-quarter corner of Section 14, Township 35 North, Range
4 W.W.M.; said center line running thence North 81°51' East 243.7
feet, thence North 0°27' West 211.6 feet, thence North 4°55' West
280.7 feet, thence North 6°08' West 151.3 feet, thence North 1°55'
East 425.2 feet, thence North 26°29' East 283.1 feet, thence
North 14° East 100.4 feet, thence North 8°45' West 110.3 feet,
thence North 28°25' East to the North line of the Southeast
Quarter of the Northeast Quarter of said Section 14; all as dis-
closed by various off-record grants of easement being made
appurtenant to adjoining ownerships on the North and East of said
premises.

1°55'
K.E.F.
K.S.

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX

PAID

Rec 3435
JAN 14 1964

AMOUNT PAID \$140.00
COUNTY TREASURER
Thaine

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PAGE
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Service upon purchaser of all demands, notices or other papers with respect to such declaration of forfeiture and termination may be made by U. S. Registered Mail, sent to purchaser at the address of said premises, to-wit: Friday Harbor, Wn., or at such other address as the purchaser may in writing indicate to the seller.

(8) The purchaser shall be entitled to possession of said premises on this date and to retain possession so long as purchaser is not in default hereunder. The purchaser agrees to keep the buildings and other improvements on the premises in good repair and not to permit waste and not to use the premises for any illegal purpose.

(9) In case the purchaser fails to make any payment or to insure the premises as herein provided for, the seller may make such payment or effect such insurance, and any amount so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be deemed a part of the purchase price and become payable forthwith, all without prejudice to any other right the seller might have by reason of such default.

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

ISLAND ENTERPRISES, INC.,

A Corporation
By Karl E. Fankhauser, President

By Charles C. Schmidt, Secretary
Christy B. Schmidt
Charles C. Schmidt

STATE OF WASHINGTON }
County of Snohomish } ss.

On this 10th day of January, A. D., 1964
before me personally appeared Karl E. Fankhauser & Kenneth E. Schilaty, to me known to be the President and Secretary of the corporation, who executed the within and foregoing instrument, and acknowledged the said instrument to be their voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on that day that they were authorized to execute said instrument and that the seal affixed thereto is the corporate seal of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.
Ralph E. Larson
Notary Public in and for the State of Washington, residing at Everett

STATE OF WASHINGTON }
County of _____ } ss.

On this _____ day of _____, A. D., 19____, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that _____ signed and sealed the said instrument as free and voluntary act and deed for the use and purposes therein mentioned.
Witness my hand and official seal hereto affixed the day and year in this certificate above written.

Notary Public in and for the State of Washington,
residing at _____

LAWYERS
TITLE INSURANCE
CORPORATION
SEATTLE, WASHINGTON

Filed for Record at Request of

NAME _____
ADDRESS _____
CITY AND STATE _____

THIS SPACE RESERVED FOR RECORDER'S USE
Filed for Record at the Request
of Charles C. Schmidt
JAN 14 1964
A. D., 19____
at 10 min. past 12 P. M.
and recorded in vol. 38
Book page 514/516
MARJORIE C. BERGMAN, Auditor
SAN JUAN COUNTY, WASH.
By N. Pearson
Deputy

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(See attachment)

with the appurtenances, on the following terms and conditions: The purchase price for said described premises is the sum of Fourteen Thousand and no/100 (\$14,000.00)----- Dollars, of which the sum of Two Thousand Eight Hundred and no/100 (\$2,800.00)- Dollars has this day been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price in the sum of Eleven Thousand Two Hundred and no/100 (\$11,200.00)----- Dollars shall be paid as follows: In annual instalments of Fifteen Hundred Dollars (\$1,500.00) or more at purchasers option, commencing on or before one year from date hereof, and annually thereafter until the entire unpaid balance, both principal and interest, shall have been fully paid. The unpaid balance shall at all times bear interest at the rate of six per cent (6%) per annum and from each instalment shall be first deducted the interest to date and the balance applied upon principal. It is understood and agreed that the seller, its successors, and/or assigns will make and deliver unto the said purchasers a good and sufficient warranty deed to portions of the above-described property in not less than 5-acre parcels for each \$2,000.00 paid upon principal. All expenses for such releases to be born solely by the purchasers.

- (1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said premises.
- (2) The purchaser agrees, until full payment of the said purchase price, to keep all buildings on said described premises insured to the full insurable value thereof against loss or damage by fire in some company acceptable to the seller and for the seller's benefit as his interest may appear and to deliver all policies, renewals thereof, and premium-receipts to the seller.
- (3) The purchaser agrees that full inspection of said described premises has been made and that neither the seller nor assigns 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 to and made a part of this contract.
- (4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said premises or hereafter placed thereon, and of the taking of said premises or any part thereof for public use; and agrees that no such damage or taking shall constitute a failure of consideration, and that in case of such damage or taking, all money received by the seller by reason thereof, less any sums which the seller may be required to expend in procuring such money, shall be applied as payment on the purchase price herein, or at the election of the seller, to the rebuilding or restoration of such improvements.
- (5) The seller has procured or agrees to procure, within ten days from date hereof, from Lawyers Title Insurance Corporation a purchaser's policy of title insurance, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in the title of the seller to the said described premises or by reason of prior liens or encumbrances not assumed by the purchaser under this agreement.
- (6) The seller agrees, on full payment of said purchase price in manner hereinbefore specified, to make, execute and deliver to the purchaser a good and sufficient stat. warranty deed of conveyance of said described premises.
- (7) Time is of the essence of this contract, and in case the purchaser shall fail to make any payment of the said purchase price, promptly 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 terminate this contract, and upon such election being made 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, and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Printed for Distribution
by
Lawyers Title Insurance Corp.

58888
Real Estate Contract

FORM I-19 6-56

THIS AGREEMENT, made and entered into this 1st day of April, 1964

between ISLAND ENTERPRISES, INC., a Washington corporation,
hereinafter called the "seller," and SAM R. BUCK and BARBARA J. BUCK, his wife,
hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase of the seller
the following described real estate situate in King County, State of Washington, to-wit:
San Juan

The southwest quarter of the northwest quarter of Section 13, Township
35 North, Range 4 West, W.M., in San Juan County, Washington,
TOGETHER with an easement over and across a 60 foot wide strip of land
for private roadway and utility purposes, the center line of which has
a point of beginning 308.5 feet south and 554.8 feet west of the east
one quarter corner of Section 14 of said Township and Range, said
center line running thence north 81°51' east 243.7 feet, thence
north 0°27' west 211.6 feet, thence north 4°55' west 280.7 feet, thence
north 6°08' west 151.3 feet, thence north 1°52' east 425.2 feet, thence
north 26°29' east 283.1 feet, thence north 14° east 100.4 feet, thence
north 8°45' west 110.3 feet, thence north 28°25' east 179.5 feet, thence
north 10°18' east 135.2 feet, thence north 44°42' east 144.8 feet, thence
south 61°43' east 106.1 feet, thence south 40°27' east 84.1 feet, thence
south 60°30' east 190.3 feet, thence south 84°09' east 126.8 feet, thence
south 43°25' east 222.1 feet to point "A"; thence north 43°25' west to a
point on the north boundary of the said southwest quarter of the northwest
quarter which point is approximately 559 feet east of the northwest
corner of said southwest quarter of the northwest quarter, said point
being referred to herein as point "B".
And subject to an easement over and across a 60 foot wide strip of land
for private roadway purposes, the center line of which has a point of
beginning at the above said point on the north boundary heretofore
referred to as point "B"; said center line running thence south
43°25' east 41.7 feet, more or less, to a point heretofore referred
to as point "A", thence south 68°35' east 257.4 feet, thence north
80°41' east 338.7 feet, thence north 68°52' east 152.6 feet, thence
south 21°32' east 43.3 feet, more or less, to a point on the east
boundary of said southwest quarter of the northwest quarter which point
is approximately 54 feet south of the northeast corner of said southwest
quarter of the northwest quarter.

866-A A 3751

Ref
K.A.

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58388

Subject to mortgage dated May 2, 1961 and recorded under Auditor's File No. 53539.

with the appurtenances, on the following terms and conditions: The purchase price for said described premises is the sum of FIVE THOUSAND SEVEN HUNDRED SEVENTY-FIVE AND NO/100-----(\$5,775.00) Dollars, of which the sum of ONE HUNDRED EIGHTY AND NO/100-----(\$180.00) Dollars has this day been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price in the sum of FIVE THOUSAND FIVE HUNDRED NINETY-FIVE AND NO/100-----(\$5,595.00) Dollars shall be paid as follows: in semi-annual payments of \$320.00 or more at purchaser's option, on the 10th day of August and on the 10th day of February of each succeeding year commencing with the 10th day of August, 1964 and continuing until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the balance of said purchase price and the diminishing amounts thereof at the rate of seven per cent (7%) per annum from the 1st day of April, 1964, which interest shall be deducted from each semi-annual installment and the balance of each installment applied in reduction of principal. All payments to be made hereunder shall be made at Everett Trust and Savings Bank, Everett, Washington, or at such other place, as the seller may direct in writing.

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX

PAID

Rec 360

APR 6 1964

57.3

AMOUNT PAID

San Juan Co., Wash.

Received for record at 2:50 AM APR 6 1964

at request of SAN JUAN TITLE CO.

Marjorie C. Bergman, Auditor, San Juan Co., Wash.

By A. Larson Deputy

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said premises.

~~Text obscured by heavy noise and artifacts~~

~~Text obscured by heavy noise and artifacts~~

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said premises or hereafter placed thereon, and of the taking of said premises or any part thereof for public use; and agrees that no such damage or taking shall constitute a failure of consideration, and that in case of such damage or taking, all money received by the seller by reason thereof, less any sums which the seller may be required to expend in procuring such money, shall be applied as payment on the purchase price herein, or at the election of the seller, to the rebuilding or restoration of such improvements.

(5) The seller has procured from Lawyers Title Insurance Corporation a purchaser's policy of title insurance, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in the title of the seller to the said described premises or by reason of prior liens or encumbrances not assumed by the purchaser under this agreement.

(6) The seller agrees, on 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 conveyance of said described premises.

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(7) Time is of the essence of this contract, and in case the purchaser shall fail to make any payment of the said purchase price, promptly 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 terminate this contract, and upon such election being made 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, and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to such declaration of forfeiture and termination may be made by U. S. Registered Mail, sent to purchaser at the address of said premises, to-wit: Box 100 Friday Harbor, Washington, or at such other address as the purchaser may in writing indicate to the seller.

(8) The purchaser shall be entitled to possession of said premises on immediately and to retain possession so long as purchaser is not in default hereunder. The purchaser agrees to keep the buildings and other improvements on the premises in good repair and not to permit waste and not to use the premises for any illegal purpose.

(9) In case the purchaser fails to make any payment or to insure the premises as herein provided for, the seller may make such payment or effect such insurance, and any amount so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be deemed a part of the purchase price and become payable forthwith, all without prejudice to any other right the seller might have by reason of such default.

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

Sam R. Buck
Sam R. Buck

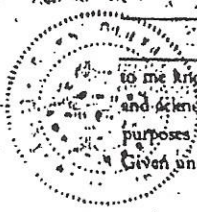
Barbara J. Buck

ISLAND ENTERPRISES, INC. (Seal)
Karl E. Fankhauser (Seal)
Karl E. Fankhauser - President
Robert E. Fankhauser (Seal)
Robert E. Fankhauser - Treasurer (Seal)

STATE OF WASHINGTON

County of King } ss.

On this day personally appeared before me Sam R. Buck



to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 2nd day of April 19 64

Susan Oliver
Notary Public in and for the State of Washington,
residing at Seattle

STATE OF WASHINGTON, } ss.
County of King

On this 2nd day of April A. D. 19 64
before me personally appeared Karl E. Fankhauser and Robert E. Fankhauser

to me known to be the President and Treasurer of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Susan Oliver
Notary Public in and for the State of Washington, residing at Seattle

LAWYERS TITLE INSURANCE CORP.—ACKNOWLEDGMENT—CORPORATION

Filed for Record at Request of

NAME Lawyers Title Insurance Corporation
ADDRESS 1109 2nd Ave
CITY AND STATE Seattle, Washington

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Ag. 3755. #8035-9.

58558

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX

REAL ESTATE CONTRACT
(Corporate Form)
For Unimproved Property

PAID
Rec 5/1/64
FEB 4 - 1964

THIS CONTRACT, made this 24 day of January, 1964 between *M. M. ...* and *...*

ISLAND ENTERPRISES, INC., a Washington corporation, hereinafter called the "seller" and FRANK W. BODERLING and MILDRED SODERLING, his wife, 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 San Juan County, Washington:

The southeast quarter of the northwest quarter of Section 13, Township 35 North, Range 4 West, W.M., in San Juan County, Washington, TOGETHER with an easement over and across a 60 foot wide strip of land for private roadway and utility purposes, the center line of which has a point of beginning 308.5 feet south and 554.8 feet west of the east one quarter corner of Section 14 of said Township and Range, said center line running thence north 81°51' east 243.7 feet, thence north 0°27' west 211.6 feet, thence north 4°55' west 280.7 feet, thence north 6°08' west 151.3 feet, thence north 1°52' east 425.2 feet, thence north 26°29' east 283.1 feet, thence north 14° east 100.4 feet, thence north 8°45' west 110.3 feet, thence north 28°25' east 179.5 feet, thence north 10°18' east 135.2 feet, thence north 44°42' east 144.8 feet, thence south 61°43' east 106.1 feet, thence south 40°27' east 84.1 feet, thence south 60°30' east 190.3 feet, thence south 84°09' east 126.8 feet, thence south 43°25' east 222.1 feet, thence south 68°35' east 257.4 feet, thence north 80°41' east 338.7 feet, thence north 68°52' east 152.0 feet, thence south 21°32' east 50.0 feet to point "A"; thence north 21°32' west to a point on the west boundary of said southeast quarter of the northwest quarter which point is approximately 54 feet south of the northwest corner of said southeast quarter of the northwest quarter, said point being referred to herein as point "B".

And subject to an easement over and across a 60 foot wide strip of land for private roadway purposes, the center line of which has a point of beginning at the above said point on the west boundary heretofore referred to as point "B", said center line running thence south 21°32' east 6.7 feet, more or less, to a point heretofore referred to as point "A", thence south 50°10' east 215.0 feet, thence south 17° east 135.1 feet, thence south 29°48' east 306.2 feet, thence south 61°54' east 160.6 feet, thence south 5°18' east 199.1 feet, thence south 9°40' west 112.8 feet, thence south 50°31' east 141.6 feet, thence south 80°58' east 84.7 feet to angle point No. 30, thence south 15°56' east 260.7 feet to point "C", thence continuing south 5°06' west to a point on the south boundary of said southeast quarter of the northwest quarter, thence north 5°06' east to point heretofore referred to as point "C", thence north 15°56' west 260.7 feet to point heretofore referred to as angle point No. 30 and running thence south 65°58' east 68.1 feet, thence north 72°22' east 111.9 feet, thence south 70°22' east 187.4 feet, thence north 56°40' east 329 feet, more or less, to a point on the east boundary of said southeast quarter of the northwest quarter which point is approximately 336 feet north of the southeast corner of the southeast quarter of the northwest quarter.

Initialed by:
[Handwritten initials]

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58558

Free of encumbrances, except: Mortgage dated May 2, 1961 and recorded under Auditor's File No. 53539. Said mortgage to be paid in full by seller herein before delivery of fulfillment deed.

On the following terms and conditions: The purchase price is -----

EIGHT THOUSAND and no/100-----(\$8,000.00)dollars of which EIGHT HUNDRED and no/100-----(\$800.00)dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price in the sum of SEVEN THOUSAND TWO HUNDRED and no/100----- (\$7,200.00) as follows:-----
SEVENTY-TWO and no/100-----(\$72.00)dollars, or more at purchaser's option, on or before the 16th day of February, 1964 and SEVENTY-TWO and no/100-----(\$72.00)dollars, or more at purchaser's option, on or before the same day of each then succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the balance of said purchase price and the diminishing amounts thereof at the rate of seven per cent (7 %) per annum from the 1 day of February, 1964, which interest shall be deducted from each monthly installment and the balance of each installment applied in reduction of principal. All payments to be made hereunder shall be made at Everett Trust and Savings Bank, Everett, Washington or at such other place, as the seller may direct in writing.

The purchaser may enter into possession immediately

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining 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 specifically assumed by him herein, 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 hazards of damage or destruction of any improvements which may hereafter be placed on said premises and of the taking of said premises or any part thereof for public use; and agrees that no such damage or taking shall constitute a failure of consideration, and that in case of such damage or taking, all money received by the seller by reason thereof, less any sums which the seller may be required to expend in procuring such money, shall be applied as payment on the purchase price herein, or at the election of the seller, to the rebuilding or restoration of said improvements.

The seller agrees, upon full compliance by the purchaser with his agreements herein to execute and deliver to the purchaser a warranty deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller has procured or agrees to procure within 10 days from date hereof, from Leyers Title Insurance Corporation a purchaser's policy of title insurance, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in the title of the seller to the said described premises or by reason of prior liens or encumbrances not assumed by the purchaser under this agreement.

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VOL 38 PAGE

58558

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made 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 of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

Notice of forfeiture may be given by a deposit in the United States post office of such notice contained in a sealed envelope with postage prepaid, addressed to the purchaser at the address given below his signature, or such other post office address in the United States as he may later designate by a written notice to the seller.

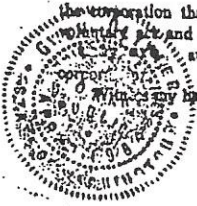
IN WITNESS WHEREOF, the parties hereto have executed this instrument in duplicate the day and year first herein written.

Frank W. Soderling
Frank W. Soderling Purchaser
Mildred Soderling
Mildred Soderling Purchaser

ISLAND ENTERPRISES, INC.
a Corporation
By *Karl E. Fankhauser*
Karl E. Fankhauser President
By *Kenneth F. Schilaty*
Kenneth F. Schilaty Secretary

STATE OF WASHINGTON,
County of King

On this 31st day of January, 1964, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Karl E. Fankhauser and Kenneth F. Schilaty to me known to be the President and Secretary, respectively, of



the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and lawful act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.

Simon Oliveira
Notary Public in and for the State of Washington,
residing at Seattle

STATE OF WASHINGTON
County of King } ss.

On this 31st day of January, A. D. 1964, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Frank W. Soderling and Mildred Soderling

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the use and purposes therein mentioned.



Witness my hand and official seal hereto affixed the day and year in this certificate above written.

Simon Oliveira
Notary Public in and for the State of Washington,
residing at Seattle

LAWYERS
TITLE INSURANCE
CORPORATION
SEATTLE, WASHINGTON

Filed for Record at Request of

NAME Simon Oliveira Title Insurance Corporation
ADDRESS 109 Second Avenue
CITY AND STATE Seattle, Washington

THIS SPACE RESERVED FOR RECORDER'S USE
Filed for Record at the Request
of Simon Oliveira Co.
FEB 4 1964
A. D. 19
at 10 min. past 3 P.M.
and recorded in vol. 37
page 6187/620
MARJORIE C. BERGMAN, Auditor
SAN JUAN COUNTY, WASH.
By H. Pearson
Deputy

VOL 38 PAGE 620

11.3756 8009.92

58559

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX

PAID
Rec 3479
FEB 4 - 1964

REAL ESTATE CONTRACT
(Corporate Form)
For Unimproved Property

THIS CONTRACT, made this 15 day of January, 1964, between

Mary Ann Johnson
AMOUNT PAID \$79.00
COUNTY TREASURER

Island Enterprises, Inc., a Washington corporation, hereinafter called the

"seller" and Ray L. Johnson and Hona B. Johnson, his wife,

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 San Juan County, Washington:

K.B.F.
K.B.

The northeast quarter of the southwest quarter of Section 13, Township 35 North, Range 4 W.M.M., in San Juan County, Washington. TOGETHER WITH an easement over and across a 60 foot wide strip of land for utility lines and private roadway purposes, the center line of which has a point of beginning 308.5 feet south and 554.8 feet west of the east one quarter corner of said Section 14, said center line running thence north 81°51' east 243.7 feet, thence north 0°27' west 211.6 feet, thence north 4°55' west 280.7 feet, thence north 6°08' west 151.3 feet, thence north 1°52' east 425.2 feet, thence north 26°29' east 283.1 feet, thence north 14° east 100.4 feet, thence north 8°45' west 110.3 feet, thence north 28°25' east 179.5 feet, thence north 10°18' east 135.2 feet to angle point 12, running thence north 64°42' east 144.8 feet, thence south 61°43' east 106.1 feet, thence south 40°27' east 84.1 feet, thence south 60°30' east 190.3 feet, thence south 84°09' east 126.8 feet, thence south 43°25' east 222.1 feet, thence south 68°35' east 257.4 feet, thence north 80°41' east 318.7 feet, thence north 68°52' east 112.5 feet, thence south 21°32' east 50.0 feet, thence south 30°10' east 215.0 feet, thence south 17° east 135.1 feet, thence south 29°40' east 308.2 feet, thence south 31°54' east 160.6 feet, thence south 5°18' east 199.1 feet, thence south 9°40' west 112.8 feet, thence south 50°31' east 141.6 feet, thence south 80°58' east 84.7 feet to angle point 30, thence continuing south 15°56' east 240.7 feet, thence south 5°06' west 170.0 feet to point "A", thence north 5°06' east to a point on the north boundary of the northeast quarter of the southwest quarter, said point being referred to herein as point "B"; and Subject to an easement over and across a 60 foot wide strip of land for private roadway and utility purposes, the center line of which has a point of beginning at the above said point on the north boundary heretofore referred to as point "B", said center line running thence south 5°06' west to a point heretofore referred to as point "A", thence south 16°26' east 269.9 feet, thence south 25°44' east 234.2 feet, thence south 10°40' east 243.4 feet, thence south 39°56' east 115.6 feet, thence south 67°18' east 106.1 feet, thence south 45°10' east to the east boundary of the northeast quarter of the southwest quarter of said Section 13.

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58559

Free of encumbrances, except: Mortgage dated May 2, 1961, recorded under Auditor's File No. 33539 and mortgage dated March 22, 1962 and recorded under Auditor's File No. 55046. Sellers agree to release the aforesaid described real property from the aforesaid mortgages prior to purchasers paying the balance due on this Real Estate Contract. On the following terms and conditions: The purchase price is -----

SEVEN THOUSAND and no/100-----(\$ 7,000.00)dollars of which SEVEN HUNDRED and no/100-----(\$ 700.00)dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price in the sum of SIX THOUSAND THREE HUNDRED and no/100-----(\$ 6,300.00) as follows:-----

SIXTY-FIVE and no/100-----(\$ 65.00)dollars, or more at purchaser's option, on or before the 20th day of February, 1964 and SIXTY-FIVE and no/100-----(\$65.00)dollars, or more at purchaser's option, on or before the same day of each then succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the balance of said purchase price and the diminishing amounts thereof at the rate of seven per cent (7%) per annum from the 20th day of January, 1964, which interest shall be deducted from each monthly installment and the balance of each installment applied in reduction of principal. All payments to be made hereunder shall be made at Everett Trust and Savings Bank, Everett, Washington or at such other place, as the seller may direct in writing.

The purchaser may enter into possession immediately

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining 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 specifically assumed by him herein, 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 hazards of damage or destruction of any improvements which may hereafter be placed on said premises and of the taking of said premises or any part thereof for public use; and agrees that no such damage or taking shall constitute a failure of consideration, and that in case of such damage or taking, all money received by the seller by reason thereof, less any sums which the seller may be required to expend in procuring such money, shall be applied as payment on the purchase price herein, or at the election of the seller, to the rebuilding or restoration of said improvements.

The seller agrees, upon full compliance by the purchaser with his agreements herein to execute and deliver to the purchaser a warranty deed to the property, excepting any part which may have been condemned, free of incumbrances ~~XXXXXX~~ known to the seller, and any that may accrue hereafter through any person other than the seller.

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

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58559

Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made 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 of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

Notice of forfeiture may be given by a deposit in the United States post office of such notice contained in a sealed envelope with postage prepaid, addressed to the purchaser at the address given below his signature, or such other post office address in the United States as he may later designate by a written notice to the seller.

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

Ray L. Johnson
Ray L. Johnson Purchaser
Nona B. Johnson
Nona B. Johnson Purchaser
STATE OF WASHINGTON,
County of King } ss.

ISLAND ENTERPRISES, INC.
A Corporation
By Karl E. Fankhauser
Karl E. Fankhauser President
By Kenneth F. Schilaty
Kenneth F. Schilaty Secretary

On this 31st day of January, 1964, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Karl E. Fankhauser and Kenneth F. Schilaty to me known to be the President and Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.



Genevieve Olivier
Notary Public in and for the State of Washington,
residing at Seattle

STATE OF WASHINGTON }
County of _____ } ss.

On this _____ day of January, A. D., 1964, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Ray L. Johnson and Nona B. Johnson to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the use and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.
Notary Public in and for the State of Washington,
residing at _____

LAWYERS
TITLE INSURANCE
CORPORATION
SEATTLE, WASHINGTON

Filed for Record at Request of _____
NAME Lawrence Title Insurance Corporation
ADDRESS 109 Second Avenue
CITY AND STATE Seattle, Washington

THIS SPACE RESERVED FOR RECORDER'S USE
Filed for Record at the Request of Lawrence Title Co.
FEB - 4 1964
A. D., 19____
2:25 min. 3:33 P.M.
and recorded in vol. 53 of Books page 621/623
MARJORIE C. BERGMAN, Auditor
SAN JUAN COUNTY, WASH.
By H. Pearson
Deputy

VOL 53 PAGE 623

LAWYERS
TITLE INSURANCE
CORPORATION
SEATTLE, WASHINGTON

THIS SPACE RESERVED FOR RECORDER'S USE

Filed for Record at the Request
of *San Juan Title Co.*

FEB 28 1964

A. D. 19

at *1:00* o'clock *3:00 P.M.*
and recorded in vol. *39* of
Books page *576*
MARJORIE C. BERGMAN, Auditor
SAN JUAN COUNTY, WASH.
By *[Signature]*
Deputy

Filed for Record at Request of

58594

NAME _____

ADDRESS _____

CITY AND STATE _____



Statutory Warranty Deed
(CORPORATE FORM)

THE GRANTOR ISLAND ENTERPRISES, INC., a Washington corporation,

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys and warrants to WOODROW W. LINNES and EDWINA M. LINNES, his wife,

the following described real estate, situated in the County of San Juan, State of

The southwest quarter of the southeast quarter of Section 13, Township 35 North, Range 4 W.W.M., in San Juan County, Washington; TOGETHER WITH an easement over and across a 60 foot wide strip of land for utility lines and private roadway purposes, the center line of which has a point of beginning 308.5 feet south and 554.8 feet west of the east one quarter corner of said Section 14, said center line running thence north 81°51' east 243.7 feet, thence north 0°27' west 211.6 feet, thence north 4°55' west 280.7 feet, thence north 6°03' west 151.3 feet, thence north 1°52' east 425.2 feet, thence north 26°29' east 283.1 feet, thence north 14° east 100.4 feet, thence north 8°45' west 110.3 feet, thence north 28°25' east 179.5 feet, thence north 10°18' east 155.2 feet to angle point 12, running thence north 44°42' east 144.8 feet, thence south 01°43' east 106.1 feet, thence south 40°27' east 84.1 feet, thence south 60°30' east 190.3 feet, thence south 84°09' east 126.8 feet, thence south 43°25' east 222.1 feet, thence south 68°35' east 257.4 feet, thence north 80°41' east 338.7 feet, thence north 68°52' east 152.6 feet, thence south 21°32' east 50.0 feet, thence south 50°10' east 215.0 feet, thence south 17° east 155.1 feet, thence south 29°48' east 306.2 feet, thence south 61°54' east 160.6 feet, thence south 5°18' east 199.1 feet, thence south 9°40' west 112.8 feet, thence south 50°31' east 141.6 feet, thence south 80°58' east 84.7 feet to angle point 30, thence continuing south 15°56' east 260.7 feet, thence south 5°06' west 170.0 feet, thence south 16°26' east 269.9 feet, thence south 23°44' east 284.2 feet, thence south 10°40' east 240.4 feet, thence south 39°56' east 115.6 feet, thence south 67°18' east 106.1 feet, thence south 46°10' east 145.7 feet, thence south 74°07' east 156.3 feet, thence south 14°36' east 86.1 feet to point "A", thence south 6°06' west to the north line of the southwest quarter of the south-east quarter of said Section 15.

Witnessed by:

[Signature]

Case 8111-81

P.J. - 3810

UNIVERSITY CORPORATION

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Washington:

58694

1.00 -
9.70
18.90

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX

PAID

Rec 3569

FEB 28 1964

90⁰⁰

Miguel P. Howell
Blaine Howland

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 21st day of February, 1964

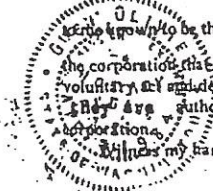
ISLAND ENTERPRISES, INC.

By *Karl E. Fankhauser*
Karl E. Fankhauser, President

By *Kenneth F. Schilaty*
Kenneth F. Schilaty, Secretary

STATE OF WASHINGTON,
County of King } ss.

On this 21st day of February, 1964, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Karl E. Fankhauser and Kenneth F. Schilaty, who are authorized to be the President and Secretary, respectively, of



the corporation. He executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation. He affixes my hand and official seal hereto affixed the day and year in this certificate above written.

Simon Chivian
Notary Public in and for the State of Washington
residing at Seattle

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11001

59472

REAL ESTATE CONTRACT
(Corporate Form)
For Unimproved Property

THIS CONTRACT, made this 6th day of July, 1964 between

ISLAND ENTERPRISES, INC.

, a Washington corporation, hereinafter called the

"seller" and ROBERT L. SHAW and VIRGINIA A. SHAW, his wife,

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 San Juan County, Washington:

The northeast quarter of the northeast quarter of Section 24, Township 35 North, Range 4 W.W.M., in San Juan County, Washington; TOGETHER WITH an easement over and across a 60 foot wide strip of land for [utility lines and private roadway purposes] the center line of which has a point of beginning 308.5 feet south and 554.8 feet west of the east one quarter corner of Section 14, said center line running thence north 81°51' east 243.7 feet, thence north 0°27' west 211.6 feet, thence north 4°55' west 280.7 feet, thence north 6°08' west 151.3 feet, thence north 1°52' east 425.2 feet, thence north 26°29' east 283.1 feet, thence north 14° east 100.4 feet, thence north 8°45' west 110.3 feet, thence north 28°25' east 179.5 feet, thence north 10°18' east 135.2 feet to angle point 12, running thence north 44°42' east 144.8 feet, thence south 61°43' east 106.1 feet, thence south 40°27' east 84.1 feet, thence south 60°30' east 190.3 feet, thence south 84°09' east 126.8 feet, thence south 43°25' east 222.1 feet, thence south 68°35' east 257.4 feet, thence north 80°41' east 338.7 feet, thence north 68°52' east 152.6 feet, thence south 21°32' east 50.0 feet, thence south 50°10' east 215.0 feet, thence south 17° east 135.1 feet, thence south 29°48' east 306.2 feet, thence south 61°54' east 160.6 feet, thence south 5°18' east 199.1 feet, thence south 9°40' west 112.8 feet, thence south 50°31' east 141.6 feet, thence south 80°58' east 84.7 feet to angle point 30, thence continuing south 15°56' east 260.7 feet, thence south 5°06' west 170.0 feet, thence south 16°26' east 269.9 feet, thence south 23°44' east 284.2 feet, thence south 10°40' east 240.4 feet, thence south 39°56' east 115.6 feet, thence south 67°18' east 106.1 feet, thence south 46°10' east 145.7 feet, thence south 74°07' east 156.3 feet, thence south 14°30' east 86.1 feet, thence south 6°06' west 234.4 feet, thence south 5°24' east 267.4 feet, thence south 31°17' west 333.4 feet, thence south 28°09' west 70.5 feet, thence south 20°58' east 259.1 feet, thence south 2°22' west 261.7 feet to angle point 46, thence continuing south 12°45' east 107.0 feet, thence south 32°40' east 214.0 feet, thence south 13°40' east 116.9 feet to angle point 49, thence continuing south 73°52' east 138.2 feet, thence north 40°13' east 112.0 feet, thence north 3°02' west 255.4 feet, thence north 5°35' east 181.7 feet, thence south 86°08' east 152.0 feet, thence south 77°48' east 200.7 feet, thence south 62°41' east 206.7 feet, thence south 38°13' east 99.8 feet, thence south 50°12' east 186.8 feet, thence north 39°59' east 106.5 feet, thence north 9°56' east 113.2 feet, to a point common to the southeast corner of the southwest quarter of the southeast quarter and the southwest corner of the southeast quarter of the southeast quarter of said Section 13 and also the northeast corner of the northwest quarter of the northeast quarter and the northwest corner of the northeast quarter of the northeast quarter of said Section 24, thence returning to said angle point 49 and continuing south 27°36' east 176.7 feet, thence south 51°16' east 156.8 feet, thence south 16°02' east 110.5 feet, thence south 12°43' east 226.8 feet to angle point 53, thence continuing south 47°31' east 101.2 feet, thence south 75°40' east 186.9 feet, thence south 82°07' east 312.3 feet, to point "A", thence south 88°06' east to the westerly line of the northeast quarter of the northeast quarter in said Section 24.

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D

59472

Free of encumbrances, except: Subject to easement for private roadway and utility purposes as set forth in title report no. SJ 3966.

On the following terms and conditions: The purchase price is-----

SEVEN THOUSAND SIX HUNDRED AND NO/100-----(\$ 7,600.00)dollars of which ONE THOUSAND NINE HUNDRED AND NO/100-----(\$ 1,900.00)dollars has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price in the sum of FIVE THOUSAND SEVEN HUNDRED AND NO/100-----(\$5,700.00 .) as follows: FIFTY-SEVEN AND NO/100-----(\$57.00)dollars, or more at purchaser's option, on or before the 6th day of August, 1966 and FIFTY-SEVEN AND NO/100-----(\$57.00)dollars, or more at purchaser's option, on or before the same day of each then succeeding calendar month until the balance of said purchase price shall have been fully paid. The purchaser further agrees to pay interest on the balance of said purchase price and the diminishing amounts thereof at the rate of six per cent (6 %) per annum from the _____ day of _____, which interest shall be deducted from each monthly installment and the balance of each installment applied in reduction of principal. All payments to be made hereunder shall be made at Fykeff Trust & Savings Bank, Everett, Washington or at such other place, as the seller may direct in writing.

The purchaser may enter into possession immediately

The property has been carefully inspected by the purchaser, and no agreements or representations pertaining 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 specifically assumed by him herein, 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 hazards of damage or destruction of any improvements which may hereafter be placed on said premises and of the taking of said premises or any part thereof for public use; and agrees that no such damage or taking shall constitute a failure of consideration, and that in case of such damage or taking, all money received by the seller by reason thereof, less any sums which the seller may be required to expend in procuring such money, shall be applied as payment on the purchase price herein, or at the election of the seller, to the rebuilding or restoration of said improvements.

The seller agrees, upon full compliance by the purchaser with his agreements herein to execute and deliver to the purchaser a warranty deed to the property, excepting any part which may have been condemned, free of incumbrances except those above mentioned, and any that may accrue hereafter through any person other than the seller.

The seller has procured or agrees to procure within 10 days from date hereof, from Lawyers Title Insurance Corporation a purchaser's policy of title insurance, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in the title of the seller to the said described premises or by reason of prior liens or encumbrances not assumed by the purchaser under this agreement.

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Time is of the essence hereof, and in the event the purchaser shall fail to comply with or perform any condition or agreement hereof promptly at the time and in the manner herein required, the seller may elect to declare all of the purchaser's rights hereunder terminated. Upon the termination of the purchaser's rights, all payments made 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 of the property; and if the seller after such forfeiture shall commence an action to procure an adjudication of the termination of the purchaser's rights hereunder, the purchaser agrees to pay the expense of searching the title for the purpose of such action, together with all costs and a reasonable attorney's fee.

Notice of forfeiture may be given by a deposit in the United States post office of such notice contained in a sealed envelope with postage prepaid, addressed to the purchaser at the address given below his signature, or such other post office address in the United States as he may later designate by a written notice to the seller.

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

Robert L. Shaw
Robert L. Shaw Purchaser

Virginia A. Shaw
Virginia A. Shaw Purchaser

STATE OF WASHINGTON,

County of King

ISLAND ENTERPRISES, INC.

A Corporation
By Karl E. Fankhauser
Karl E. Fankhauser President.

By Kenneth F. Schilaty
Kenneth F. Schilaty Secretary.

On this 20th day of July, 1964, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Karl E. Fankhauser and Kenneth F. Schilaty to me known to be the President and Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



[Signature]
Notary Public in and for the State of Washington,
residing at Seattle

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX
PAID
Rec 3713
JUL 21 1964

STATE OF WASHINGTON

County of

On this day of July, A. D., 1964, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert L. Shaw and Virginia A. Shaw

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the use and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

Notary Public in and for the State of Washington,
residing at

LAWYERS
TITLE INSURANCE
CORPORATION
SEATTLE, WASHINGTON

Filed for Record at Request of

NAME Lawyers Title Insurance Corp
ADDRESS 1109 Second Ave.
CITY AND STATE Seattle, Wash.

THIS SPACE RESERVED FOR RECORDER'S USE
Filed for Record at the Request
of SAN JUAN TITLE CO.
JUL 21 1964 A. D. 19
at 15 min. past 2:02 P.M.
and recorded in vol. 39 of
Deeds page 523/525
MARJORIE C. BERGMAN, REC'D
SAL JUAN COUNTY, WASH.
By Ardis Peterson
Deputy

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