

WASHINGTON  
TITLE INSURANCE  
COMPANY

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*filing # 659607*

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REAL ESTATE CONTRACT

THIS AGREEMENT, made and entered into this 10th day of May, 1962

between Robert G. Thompson and Dorothy Thompson, husband and wife

hereinafter called the "seller," and Leonard E. Newquist and Priscilla P. Newquist,  
husband and 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, with the appurtenances, situate in the County of Thurston State of Washington, to-wit: A portion of the Northeast quarter of the Northwest quarter of Section 31, Township 19 North, Range 1 East, W.M., described as follows: Beginning at the Southeast corner of said Northeast quarter of the Northwest quarter, Section 31, Township 19 North, Range 1 East, W.M., Thence north 835 feet; thence West 360 feet to the point of beginning of this description; thence West 270 feet; thence North 100 feet; thence East 270 feet; thence South 100 feet to the point of beginning.

Subject to easements of record as filed under Auditors file No. 577078 and 652412

*19. Sales Tax Paid 5/16/62  
Receipt # 3528*

The terms and conditions of this contract are as follows: The purchase price is Twenty-One Thousand and No/100 (\$21,000.00) Dollars, of which Two Thousand and no/100 (\$2,000.00) Dollars has been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: One Hundred Fifty and NO/100 (\$150.00) Dollars or more on or before the 1st day of July, 1962, and One Hundred Fifty & No/100 (\$150.00) Dollars, or more, on or before the 1st day of each and every month thereafter until the entire purchase price, including interest on the unpaid portion thereof at the rate of six per cent per annum, has been fully paid. The monthly payment herein provided shall include both principal and interest, said monthly payment to be applied first to accrued interest and the balance applied to principal.

Interest to begin on the 1st day of June, 1962  
The monthly payments are to be made at the Seattle First National Bank, Olympia Branch, 5th Ave. at Columbia St., Olympia, Washington, until further written notice.

The Seller is to continue to pay on the existing Mortgage due the Centralia Federal Savings and Loan Association in accordance with its terms, and upon default purchaser shall have right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due on this contract.

When balance of purchase price equals balance of prior contracts, mortgages or other outstanding encumbrances on the property herein, said purchaser shall be entitled to a deed, subject to said encumbrances, provided purchaser has fulfilled all other commitments required of him by this contract.