

## REAL ESTATE CONTRACT

THIS CONTRACT, made this 4th day of May, 1964 between  
**RUSSELL DeFOREST and YVONNE DeFOREST, husband and wife,** hereinafter called the "seller" and  
**MELVIN BRACE and ZELMA BRACE, husband and 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 Thurston County,  
 Washington:

That part of Lot 1 of Section 23, Township 18 North, Range 1 West, W.M.,  
 described as follows:

Beginning at a point on the northerly line of county road known as Union  
 Mills Road, S  $88^{\circ} 50' 02''$  E 1301.35 feet and S  $0^{\circ} 55' 01''$  W 1094 feet from  
 the northwest corner of said Lot 1; running thence N  $57^{\circ} 53' 19''$  E along said  
 northerly line of road 789.77 feet to the initial point of this description;  
 thence N  $57^{\circ} 53' 19''$  W along said north line of road 50 feet; thence S  $32^{\circ} 06'$   
~~41" E 150 feet, S  $37^{\circ} 53' 19''$  E 50 feet and S  $32^{\circ} 06' 41''$  W 150 feet to said~~  
 initial point.

On the following terms and conditions: The purchase price is Nine Hundred Fifty and No/100ths  
 (\$ 950.00 ) dollars, of which  
One Hundred Seventy-one and 65/100ths (\$ 171.65 ) dollars  
 has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said  
 purchase price as follows:

In monthly payments of \$ 25.00 or more each, the first such payment to be made on or before  
 the 4th day of June, 19 64, and the succeeding payments to be made on or  
 before the 4th day of each month thereafter until the entire purchase price, including interest on the  
 unpaid portion thereof at the rate of 6.6 per cent per annum, has been fully paid. The monthly payments  
 shall include both principal and interest, applying the same first to accrued interest and the balance to principal.  
 Interest to begin on the 4th day of May, 19 64.

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

The purchaser agrees: (1) to pay before delinquency all payments of whatsoever nature, required to be  
 made upon or by virtue of said mortgage, if any; also all taxes and assessments which are above assumed by