

March 4, 2010

To whom it may concern

This note is to certify that I
William G. Wagstaff looked at the
home owned by Walter Rockett with
the following legal description & water
was being drawn from Coeur's Lake
lake for the use within the residence.

William Wagstaff

National
ce Company
STATE DIVISION

SEATTLE REAL ESTATE BOARD FORM - NOVEMBER, 1963
EARNEST MONEY RECEIPT AND AGREEMENT
(RESIDENTIAL FORM)

Spokane, Washington, March 17, 19 71

WILLIAM G. WAGSTAFF, husband of DELMA L. WAGSTAFF

Hereinafter called "Purchaser"

and 00/100----- DOLLARS (\$ 1,000.00)

1,000.00 Cash for \$-----, Note for \$-----, due-----, paid or delivered to seller as earnest money

urchase price of the following described real estate in the City of-----, County of Kootenai, Idaho, commonly known as

authorize agent to insert over their signatures the correct legal description of the above designated property if unavailable at time of signing, or to correct the erroneous or incomplete.)

ty located in Lyondale Addition to Coeur d'Alene Lake, County of
ai, State of Idaho. Complete legal description to be attached

ed in this transaction are all drapes, built-in range, refrigerator,
and dryer.

PRICE is Twenty-seven Thousand Five Hundred Dollars DOLLARS (\$ 27,500.00)

) the balance of down payment will be paid by purchaser in cash
upon closing of transaction.

DO the remaining balance will be paid by purchaser on contract to
payable \$155.06 or more per month including interest at 7% per annum.
to start on May 16, 1971, first contract payment to start June 16,

) be held at Spokane Valley Savings & Loan Association.

) free of encumbrances, or defects, except:

leral patents or state deeds, building or use restrictions general to the district, existing easements not inconsistent with purchaser's intended use, and building or provisions shall not be deemed encumbrances or defects. Encumbrances to be discharged by seller may be paid out of purchase money at date of closing. ilable to purchaser at office of closing agent as soon as procurable, a standard form purchaser's policy of title insurance or report preliminary thereto issued by INSURANCE COMPANY and seller authorizes agent to apply at once for such title insurance. The title policy to be issued shall contain no exceptions other than those andard form plus encumbrances or defects noted in Paragraph 1 above. Delivery of such policy or title report to closing agent named herein shall constitute deliv- le is not so insurable as above provided and cannot be made so insurable by termination date set forth in Paragraph 8 hereof, earnest money shall be refunded and e terminated; Provided that purchaser may waive defects and elect to purchase. If title is so insurable and purchaser fails or refuses to complete purchase, the e forfeited as liquidated damages unless seller elects to enforce this agreement. The agent shall not be responsible for delivery of title. d, the purchaser and seller agree to apply with the lending institution suggested by the agent and hereby authorize the agent to arrange such financing of this sale h of the earnest money as may be necessary for loan costs attributable to purchaser; provided that if the purchaser desires to obtain the financing himself he shall d shall complete a written application for such financing within 10 days from the date of execution hereof. A veteran purchaser agrees to complete this purchase isted by the seller to conform with the Certificate of Reasonable Value issued by the Veterans' Administration. Seller and agent agree to refund earnest money and appraisal fee, if any) in event financing contemplated by the veteran purchaser is not obtainable. If purchaser is obtaining a V.A. guaranteed loan on new ees not to violate paragraph 3 of V.A. Technical Bulletin 26 A-5. If purchaser is obtaining an FHA insured loan it is expressly agreed that, notwithstanding any s contract, the purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money unless the seller has delivered to the purchaser a written statement issued by the Federal Housing Commissioner setting forth the appraised value of the property

e purposes of not less than \$----- which statement the seller hereby agrees to deliver to the purchaser promptly after such appraised de available to the seller. The purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without need to raised valuation made by the Federal Housing Commissioner.