

QUIT CLAIM DEED AND PURCHASERS' ASSIGNMENT OF REAL ESTATE CONTRACT

The Grantors, JOHN A. SEAVEY and KATHERINE U. SEAVEY, husband and wife, for value received and in consideration of deed in lieu of foreclosure of real estate contract, do hereby convey and quit claim to ROBERT R. RANDOLPH and SUSAN J. RANDOLPH, husband and wife; RICHARD A. TRUAX and DOROTHY R. TRUAX, husband and wife, and RICHARD L. PINSON and JUDITH A. PINSON, husband and wife, as tenants in common and each as to an undivided one-third interest, the grantees, the following described real estate, situated in the County of Skamania, State of Washington, including any interest therein which Grantors may hereafter acquire:

Cabin Site No. 74 of North Woods described as LOT 74, as shown on the Plat and Survey entitled Record of Survey for Waterfront Recreation, Inc., dated May 14, 1971, on file and of record under Auditor's File No. 73635, at page 306 of Book "J" of Miscellaneous Records of Skamania County, Washington, TOGETHER WITH an appurtenant easement as established in writing on said plat, for the joint use of the areas shown as roadways on the plat. SUBJECT TO additional exceptions as set forth on Exhibit "A" attached hereto and by reference incorporated herein.

The property described herein is a portion of the property leased by the Department of Natural Resources of the State of Washington under Lease No. 58985, dated August 11, 1970, and amended by document dated February 10, 1972, unto Water Front Recreation, Inc., consisting of the following described real property situated in Skamania County, Washington, to-wit:

Governments Lots 4 and 8, Section 26, Township 7 North, Range 6 East of the Willamette Meridian, having an area of 88.40 acres, more or less. SUBJECT, however, to an easement for right of way for access road acquired by the United States of America, United States Forest Service.

This deed is given in lieu of forfeiture of that certain Real Estate Contract between the parties above named dated April 7, 1978, and no monetary consideration being involved, no transaction tax is payable and no revenue stamps required,

and do hereby assign, transfer and set over to the Grantees that certain real estate contract dated the 7th day of April, 1978, between Phil R. Kooistra and Carol E. Kooistra, husband and wife, as sellers, and Robert R. Randolph and Susan J. Randolph, husband and wife; Richard A. Truax and Dorothy R. Truax, husband and wife; John

Registered S
 by S
 on S
 1978

A. Seavey and Katherine U. Seavey, husband and wife, and Richard L. Pinson and Judith A. Pinson, husband and wife, as purchasers for the sale and purchase of the above described real estate. The Grantees hereby assume and agree to fulfill the conditions of said real estate contract.

DATED this 20th day of November, 1985.

John A. Seavey
John A. Seavey
Katherine U. Seavey
Katherine U. Seavey

FILED FOR RECORD
MAR 25 9 56 AM '86
BY BERNARD E. ANDERSON
ATTORNEY AT LAW
CLARK COUNTY, WASH.

STATE OF WASHINGTON)
County of Clark) ss.

On this day personally appeared before JOHN A. SEAVEY and KATHERINE U. SEAVEY, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of November, 1985.

[Signature]
Notary Public in and for the State of Washington, residing at Vancouver.
My Commission Expires: Sept 12, 1988

REAL ESTATE EXCISE TAX
MAR 25 1986
PAID
CLARK COUNTY TREASURER

SUBJECT TO reservations by the United States of America in approved selection list number 259, dated March 4, 1953, and recorded September 4, 1953, at page 23, of Book 52 of Deeds, under Auditor's File No. 62114, records of Skamania County, Washington, as follows:

"... the provisions, reservations, conditions and limitations of Section 24, Federal Power Act of June 10, 1920, as amended . . . and the prior right of the United States, its licensees and permittees to use for power purposes that part within Power Projects Nos. 2071, 2111 and 264."

Together with all personal property located in cabin on said real property.

SUBJECT TO 1978 taxes.

SUBJECT TO mortgage in favor of First Federal Savings and Loan Association which mortgage, Sellers assume and agree to pay as it becomes due and not to permit the same to become delinquent and said mortgage shall be paid in full at or prior to the payment in full of this contract. Seller agrees to authorize First Federal Savings and Loan Association to give written notice to Purchasers of any default by the Sellers in the payment of said mortgage.

1. Mortgage dated December 7, 1973, and recorded December 10, 1973, in Book 50 of Mortgages, Page 890, Auditor's File No. 76939, in the office of the Recording Officer of Skamania County, Washington, to secure an indebtedness of \$9,500.00 and any interest, advances, or other obligations secured thereby.
2. Reservations by the United States of America in approved selection list number 259 dated March 4, 1963, and recorded September 4, 1963, at Page 23 of Book 52 of Deeds, under Auditor's File No. 62114, Records of Skamania County, Washington, as follows:

"... The provisions, reservations, conditions and limitations of Section 24, Federal Power Act of June 10, 1920, as amended . . . and the prior right of the United States of America, its licensees and permittees to use for power purposes that part within Power Projects Nos. 2071, 2111 and 264."
3. A Lease dated June 1, 1970, between the State of Washington, acting by and through the Department of Natural Resources, as Lessor, and Waterfront Recreation, Inc., a Washington Corporation, as Lessee, a Memorandum thereof having been recorded on September 9, 1970, under Auditor's File No. 72521, at Page 141 of Book 5 of Agreements & Leases, Records of Skamania County, Washington.
4. Terms, Agreements, and Covenants as contained in Lease dated August 6, 1973, recorded December 10, 1973, under Recording No. 76936.

LESSOR: Water Front Recreation, Inc., A Washington Corporation;
 LESSEE: Ferrill F. Craig and Marylee Craig.
5. Assignment of Lease dated August 27, 1973, recorded December 10, 1973, under Recording No. 76937; from Ferrill F. Craig and Marylee Craig to Kathryn Curry.
6. Assignment of Lease dated November 19, 1973, recorded December 10, 1973, under Recording No. 76938; from Kathryn Curry to Phill R. Kooistra and Carole E. Kooistra, Husband and Wife.
7. Any retail sales tax; or any leasehold excise tax levied against said premises under Chapter 61 of the 1975-76 Session Laws of the State of Washington, Second Extraordinary Session, and Department of Revenue Regulations issued pursuant thereto.