

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACTS

Pursuant to the Plan of Dissolution adopted by the shareholders of Lewis River Properties, Inc. and by the Board of Directors of Lewis River Properties, Inc. and in accordance with the Distribution of Corporate Assets of Lewis River Properties, Inc. on December 31, 1986, the grantor, Lewis River Properties, Inc. for value received, conveys and warrants to Lewis River Ranch, a partnership, the real estate situated in Skamania County, Washington and described on the instruments recorded as follows:

1. Real Estate Contract recorded in Book 78 at page 753, records of Skamania County Auditor.
2. Real Estate Contract recorded in Book 79 at page 856, records of Skamania County Auditor.
3. Real Estate Contract recorded in Book 78 at page 818, records of Skamania County Auditor.
4. Real Estate Contract dated May 1, 1986 between Lewis River Properties, Inc., seller, and Donald E. Berseng and Patricia A. Berseng, purchasers. Legal description attached hereto, marked Exhibit "A".

Grantor hereby assigns, transfers and sets over to the grantee those certain real estate contracts recorded as above-stated. The grantee assumes and agrees to fulfill the conditions of said real estate contracts.

IN WITNESS WHEREOF, the corporation has caused this instrument to be executed this 31st day of December, 1986.

PA
REAL ESTATE EXCISE TAX
SEPT. 10 1987

PAID 7736.8273
7765.11509.
J. R. Wynne Deputy
SKAMIA COUNTY CLERK

STATE OF WASHINGTON)
) ss.
County of Clark)

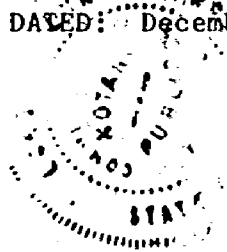
LEWIS RIVER PROPERTIES, INC.

By Roy A. Elmer
President

By Kathleen L. Elmer
Secretary

I certify that I know or have satisfactory evidence that Roy A. Elmer and Kathleen L. Elmer signed this instrument, on oath state that they were authorized to execute the instrument and acknowledged it as the president and secretary, respectively, of Lewis River Properties, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 31, 1986.



Lori A. Blunt
Notary Public in and for the State
of Washington, residing at Vancouver
My Commission Expires: 2-14-88

Registered S
Index S
Filed S
Mailed S

Transaction in Skamania County, WA
S-1031 2-6-27-4-100
2-6-26-3-600

EXHIBIT "A"

The following described real estate situated in Skamania County, Washington:

A tract of land located in Section(s) 26 and 27, Township 2 North, Range 6 East of the Willamette Meridian, described as follows:

Tract No. 7 according to survey designated Beacon Highlands recorded in Book 1 of Surveys at page 257, under Auditor's File No. 91239, recorded September 12, 1980, records of Skamania County, Washington.

Together with a 60 foot easement for ingress, egress and utilities over and across that roadway designated Easement "A" and Easement "B" as set forth on survey recorded September 12, 1980 in Book 1 of Surveys at page 257, under Auditor's File No. 91239, records of Skamania County, Washington.

Subject to a 60 foot non-exclusive easement for ingress, egress and utilities over and across that roadway designated as Easement "B" and Easement "F" as set forth on survey recorded September 12, 1980 in Book 1 of Survey at page 257, Auditor's File No. 91239 records of Skamania County, Washington. Easement "B" is for the benefit of Beacon Highlands and other land retained by sellers in the South half of Section 27, Township 2 North, Range 6 East of the Willamette Meridian,

Subject to an easement for a pipeline granted to Pacific Northwest Pipeline Corporation, recorded under Auditor's File 49836, at page 479 of Book 40 of Deeds, and by right of way contract recorded under Auditor's File No. 50086, at page 178 of Book 41 of Deeds, records of Skamania County, Washington.

Subject to a Declaration of Road Maintenance Agreement recorded in Book 6 of Agreements and Leases at page 383, under Auditor's File No. 91240, recorded September 15, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all Lots in Beacon Highlands).

Subject to a Declaration of Covenants and Restrictions for Beacon Highlands recorded in Book 78 of Deeds, page 688, under Auditor's File No. 91241, recorded September 12, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).

Friedrich

Exhibit "A"

A tract of land located in Section (n) 26 and 27, Township 2 North, Range 6 East of the Willamette Meridian, described as follows:

Tract No. 4 according to survey designated Beacon Highlands recorded in Book 1 of Surveys at page 257, under Auditor's File No. 91239, recorded September 12, 1980, records of Skamania County, Washington.

Together with 60 foot easements for ingress, egress and utilities over and across that roadway designated Easement "A" and Easement "C" as set forth on survey recorded September 12, 1980, in Book 1 of Surveys at page 257, under Auditor's File No. 91239, records of Skamania County, Washington.

Subject to a 60 foot non-exclusive easement for ingress, egress and utilities over and across that roadway designated Easement "C" as set forth on survey recorded September 12, 1980, in Book 1 of Surveys, at page 257, under Auditor's File No. 91239, records of Skamania County, Washington.

Subject to an easement for a pipeline granted to the Pacific Northwest Pipeline Corporation, recorded under Auditor's File No. 49836 at page 479 of Book 40 of Deeds, records of Skamania County, Washington, and by right of way contract recorded under Auditor's File No. 50086, on February 15, 1956, at page 178 of Book 41 of Deeds, records of Skamania County, Washington.

Subject to a Declaration of Road Maintenance Agreement recorded in Book 6 of Agreements and Leases at page 383, under Auditor's File No. 91240, recorded September 15, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).

Subject to a Declaration of Covenants and Restrictions for Beacon Highlands recorded in Book

Proof Read
ET

The following described real estate situated in Skamania County, Washington:

A tract of land located in Section(s) 26 and 27, Township 2 North, Range 6 East of the Willamette Meridian, described as follows:

Tract No. 1 according to survey designated Beacon Highlands, recorded in Book 1 of Surveys at page 257, under Auditor's File No. 91239, recorded September 12, 1980, records of Skamania County, Washington.

Together with 60 foot easements for ingress, egress and utilities over and across that roadway designated Easement "A", Easement "B" and Easement "C", as set forth on survey recorded September 12, 1980, in Book 1 of Surveys at page 257, under Auditor's File No. 91239, records of Skamania County, Washington.

Subject to a 60 foot non-exclusive easement for ingress, egress and utilities over and across that roadway designated Easement "B" and Easement "C" which are for the benefit of Beacon Highlands and other land retained by sellers in the South half of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, as set forth on survey recorded September 12, 1980 in Book 1 of Surveys at page 257, under Auditor's File No. 91239, records of Skamania County, Washington.

Subject to Declaration of Road Maintenance Agreement recorded in Book 6 of Agreements and Leases at page 383, under Auditor's File No. 91240, recorded September 15, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).

Subject to Declaration of Covenants and Restrictions for Beacon Highlands recorded in Book 78 of Deeds, page 668, under Auditor's File No. 91241, recorded September 12, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).

EXHIBIT "A"

The following described real estate situated in Skamania County, Washington:

BEGINNING at a point which is the Southwesterly corner of Parcel 2 sold to Purchaser herein on Real Estate Contract recorded in Book 78, page 748, records of Skamania County and later conveyed to Purchaser:

THENCE South 89°15'10" East 243.40 feet; thence South 00°44'50" West 309.66 feet; thence North 89°02'20" West 243.40 feet more or less to a point due South of point of beginning, thence North to point of beginning.

All in the Southeast Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian.

TOGETHER WITH 60 foot easements for ingress, egress and utilities over and across that roadway designated easement "A" and easement "B" as set forth on survey recorded September 12, 1980, in Book 1 at page 257, under Auditor's File No. 91239, records of Skamania County, Washington, together with the extension thereof on the same delineation as the easement bears on the survey across Parcel 2.

SUBJECT TO declaration of road maintenance agreement recorded in Book 6 of Agreements & Leases at page 383, Auditor's File No. 91240, recorded September 15, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).

SUBJECT TO declaration of covenants and restrictions for Beacon Highlands recorded in Book 78 of Deeds, page 668, Auditor's File No. 91241, recorded September 12, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).

FILED FOR RECORD
SKAMANIA CO. WASH
BY CLARK COUNTY TITLE

SEP 10 2 15 PM '87

A. New, Dep.
AUDITOR

GARY M. OLSON

EXHIBIT "A"

LAW OFFICES OF
Landerholm, Memovich,
Landerholm & Whitesides, Inc., P.S.
Broadway at Evergreen, Suite 400
P.O. Box 1086
Vancouver, Washington 98666
(206) 696-3312