

When Recorded Return To:
Western United Life Assurance Company
Attn.: Janette Albert
W. 929 Sprague
Spokane, WA 99204
Account Reference: #89856

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. CLERK
SEP 22 12 59 PM '95
Auditor
GARY M. OLSON

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT
121348 BOOK 152 PAGE 475

THE GRANTOR, Dana M. Nystrom, as to undivided 1/3 interest, for value received conveys and warrants to Western United Life Assurance Company, a corporation, THE GRANTEE, the following described real estate, situated in the County of Skamania, State of Washington, including any interest therein which grantor may hereafter acquire:

Beginning at a point 170 feet North and 30 feet East of the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington; thence North 259 feet; thence East 209 feet; thence South 259 feet; thence West 209 feet to the point of beginning.

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated October 5, 1993, between Patricia Johnson, formerly known as Patricia Nystrom, Leslie Nystrom, Jr. and Dana Nystrom, each as their separate estate, as seller and Ronald J. & Mable A. Heard, Husband and wife, as purchaser, as recorded on October 6, 1993, in Volume 138 at Page 582, under Auditors File No. 117870, Records of Skamania County, Washington, for the sale and purchase of the above described real estate.

The grantee assumes no obligations on the real estate contract other than to hold title in trust and give a deed upon payment of contract price. The grantor hereby covenants that there is now unpaid on the principal of said contract the sum of \$48,374.81 (approximately).

Excise Tax Paid 10/6/93 Receipt #16140

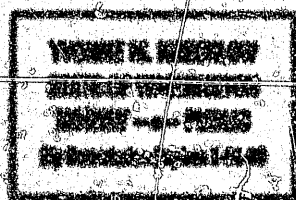
DATED: this 18th day of August, 1995.

Dana M. Nystrom
Dana M. Nystrom, an undivided 1/3 interest

STATE OF Washington) ss.
County of Clark County)

On this day personally appeared before me, Dana M. Nystrom to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that Dana Nystrom signed the same as Her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18th day of August, 1995.



Upreme M. Buckles
Notary Public in and for the State of Washington
Residing at _____
My commission expires: 01-01-99

REAL ESTATE EXCISE TAX
SEP 22 1995
PAID BY DAVID L. OLSON
Auditor

Gary M. Olson, Skamania County Auditor
Date 9-22-95 File # 3-5-20-44-200