

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTORS, ARTHUR B. FRANKLIN and LUCILLE J. FRANKLIN, husband and wife, for value received conveys and warrants to BERNARD NEWBY and DOROTHY NEWBY, husband and wife, and WM. H. RUETTIGERS and EDITH RUETTIGERS, husband and wife, the grantees, the following described real estate, situated in the County of Skamania, State of Washington, including any interest therein which grantor may hereafter acquire; to-wit:

A tract of land in the Henry Shepard D. L. C. in Section 36, Township 3 North, Range 7½ E. W. M., described as follows:

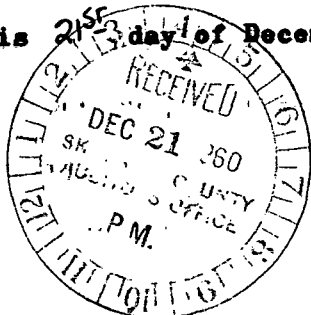
Beginning at the intersection of the east line of the Shepard D. L. C. with the meander line of the Columbia River, thence south 65°30' west 8.95 chains, thence west 9.205 chains to the initial point of the tract hereby described; thence west 524.77 feet more or less to a point marked by an iron pipe at the intersection of the division line between the north and south halves of the Shepard D. L. C. with the southerly right of way line of the Spokane, Portland & Seattle Railway measured 50 feet at right angles from the center of the main tract; thence westerly following the southerly right of way line of said railway, crossing a concrete culvert at Vallett Creek, to the northeast corner of a tract of land conveyed to Anna B. Thompson by deed dated November 25, 1908, and recorded at page 262 of Book L of Deeds, Records of Skamania County, Washington, said point being opposite station 1660+17.1 of the survey of said railroad right of way; thence south 31°19' east to intersection with the meander line of the Columbia River; thence easterly following the meander line of the Columbia River to a point south 17°07' east from the initial point; thence north 17°07' west to the initial point.

TOGETHER WITH all appurtenances including access and crossing rights over the Spokane, Portland and Seattle Railway Company's right-of-way;

AND SUBJECT TO flowage easement granted to the United States of America by deed dated December 30, 1935, and recorded at page 455 of Book Y of Deeds.

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated the 1st day of December, 1957, between Arthur B. Franklin and Lucille J. Franklin, husband and wife, as seller and Clyde M. Coulter and Bessie F. Coulter, husband and wife, as purchaser for the sale and purchase of the above described real estate. The grantees hereby assumes and agrees to fulfill the conditions of said real estate contract and the grantors hereby covenants that there is now unpaid on the principal of said contract the sum of \$2,854.37. Said contract recorded April 22, 1958, in Book 44 of Deeds, page 479, under Auditor's file No. 53617, Records of Skamania County, Washington. Excise Tax paid April 22, 1958, Receipt No. 2418.

Dated this 21st day of December, 1960.



Arthur B. Franklin
Lucille J. Franklin

STATE OF WASHINGTON,
COUNTY OF SKAMANIA

48-241

On this day personally appeared before me Arthur B. Franklin and Lucille J. Franklin, 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 21st day of December, 1960.

No. 2262

TRANSACTION EXCISE TAX

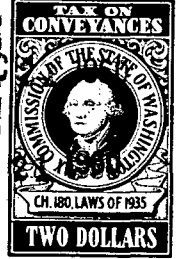
Notary Public in and for the State of Washington, residing at Stevenson, therein.

DEC 21 1960

Amount Paid 7.00 (See Rec-2418)

Michael O. Hansen
Skamania County Treasurer

By



Mail to:
Bernard Newby
440 N.E. 4th Avenue
Camas, Washington.

REGISTERED	3
INDEXED: DIR.	W
IF EFFECTIVE	W
RECORDED:	
COMPARED	
MAILED	

STATE OF WASHINGTON }
COUNTY OF SKAMANIA }
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BY
OF Arthur B. Franklin & Lucille J. Franklin
AT 11:15 P.M. Dec 21 1960
WAS RECORDED IN BOOK 48
OF 930 AT PAGE 240
RECORDS OF SKAMANIA COUNTY, WASH.
Michael O. Hansen
COUNTY AUDITOR
BY Michael O. Hansen
DEPUTY

DEED AND SELLERS ASSIGNMENT OF CONTRACT
77916
Arthur B. Franklin & Lucille J. Franklin
TO
Bernard Newby and Dorothy Newby
and
Wm. H. Ruettgers and Edith Ruettgers