

THE NATIONAL BANK OF COMMERCE OF SEATTLE

SELLER'S ASSIGNMENT, REAL ESTATE CONTRACT AND DEED

THE GRANTOR(S) John W. Gilson And Viola E. Gilson, husband and wife

for value received, do hereby assign, transfer and set over unto the GRANTEE, THE NATIONAL BANK OF COMMERCE OF SEATTLE, a national banking association, at its White Salmon Branch in White Salmon, Washington, that certain real estate contract and all moneys due or to become due thereunder, which contract is dated the 10th day of August, 1970, by and between John W. Gilson And Viola E. Gilson, as seller, and Lawrence A. Beaudry And Alice N. Beaudry, as purchaser, for the sale and purchase of the following described real estate situated in the County of Skamania, State of Washington, to-wit:

A tract of land located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 29, Twp. 3N., R. 8 E. W. 11., described as follows: Beginning at a point 84.2 feet south and 30 feet east of the northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the said section 29; thence north 100 feet; thence east 100 feet; thence south 200 feet; thence north 45° west to the point of beginning; EXCEPT that portion thereof acquired by Skamania County for right of way for County Road 2135 designated as the Wind River Road. And all or the trade fixtures, appliances and tavern equipment and utensils comprising the business properties of the D. & H. Bungalow Tavern at Carson, Washington.

No. 528
TRANSACTION EXCISE TAX

FEB - 3 1971

Amount Paid \$528.00

the present principal balance of which said contract is \$3,770.47

and the Grantor(s) do hereby further convey and

by as security for indebtedness of Grantor(s) in the principal amount of Four Thousand Six Hundred Nineteen And 23/100

Dollars (\$ 4,619.23), and interest, together with any and all renewals or extensions of the note or notes evidencing said indebtedness, and also as security, or as additional security, for any and all indebtedness and/or liabilities arising from future loans or advances made by Grantee to Grantor(s) (or to either of them if more than one), or arising from any course of dealing between them, all as is or may be provided in any note or notes, or other instrument(s), evidencing any such loan, advance, indebtedness or liability, together with the payment of all costs, fees, or charges provided for therein; provided, however, the aggregate principal amount of all such loans, advances, indebtednesses, and/or liabilities secured hereby shall not exceed at any one time the sum of Eight Thousand Seven Hundred Ninety And 47/100 Dollars (\$ 3,770.47),

regardless of any excess which may at any time be owing; and provided, further, nothing herein contained shall be deemed to obligate Grantee to make any future loans or advances, but any so made, regardless of any other security which may or might be taken or held therefor, shall be conclusively deemed to have been made or granted in reliance on this assignment and deed.

So long as any indebtedness or liability of Grantor(s) to Grantee shall be or remain unpaid (and the security hereof shall survive any period or periods during which no such indebtedness or liability may exist), and until this assignment be released and satisfied of record, Grantee shall have the exclusive right and power to receive, and to accept for any and all moneys due or to become due under said contract, and the right and power, in the name, place and stead of the Grantor(s), to endorse, assign and otherwise transfer or realize upon any check, draft or other instrument given or intended for application on said contract, but Grantee shall not be obligated to demand or collect, or otherwise enforce or seek to enforce any term, covenant or condition of said contract, nor to perform or meet any of the same, nor to determine the adequacy or sufficiency of any payment or performance, the Grantee's duties being hereby expressly limited to the giving of proper credit for all moneys actually received by it.

"Moneys," as herein used, shall be deemed to include, in addition to payments required or made under said contract (but without limitation), all proceeds of insurance, awards in condemnation, and all other involuntary conversions of every type and nature.

Grantor(s) shall at all times enforce, or failing enforcement, shall perform, for the benefit of the security: the Grantee, all covenants and agreements of said contract relating to (1) the payment of taxes and assessments, (2) the maintenance of insurances on all improvements now or hereafter situated or constructed on the real property above described with appropriate riders or endorsements showing Grantee's interest as it may appear, (3) the care and protection of said property and its improvements in good condition, and (4) the maintenance thereof free and clear of liens and encumbrances which might have precedence over the seller's interest. If the Grantee shall expend any of its own moneys to remedy or maintain any of the foregoing, the amounts so expended shall be secured hereby, be payable by Grantor(s) to Grantee on demand, and bear interest at the rate of 10% per annum until paid.

This assignment and deed, and all terms, covenants and conditions hereof, shall be binding upon the heirs, personal representatives, successors and assigns of the Grantor(s) and shall inure to the benefit of Grantee and its successors and assigns.

DATED this 25th day of January, 1971

John W. Gilson
Viola E. Gilson

STATE OF WASHINGTON,

NOTARIAL ACKNOWLEDGMENT
(Individual)

ss. I, the undersigned, do hereby certify that John W. Gilson And Viola E. Gilson

are the persons who personally appeared before me, and who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned, given under their hand and official seal this 25th day of January, 1971.

Notary Public in and for the State of Washington,
residing at White Salmon

STATE OF WASHINGTON,

NOTARIAL ACKNOWLEDGMENT
(Corporate)

ss. On this 25th day of January, 1971, before me personally appeared _____ and _____

to be known to the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal (if affixed) is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

(Notarial Seal)

Notary Public in and for the State of Washington,
residing at _____