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78957

MAIL TO: Lester Riley  
Star Route  
Pomeroy, Wa. 99347

BOOK 68 PAGE 611

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, WALLA WALLA LIVESTOCK COMMISSION CO. INC., a Washington corporation, for value received conveys and warrants to LESTER F. RILEY and MILDRED RILEY, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington including any interest therein which grantor may hereafter acquire:

That portion of the NW 1/4 of the NW 1/4 of Section 12, Township 1 North, Range 5 E.W.M., described as follows:

Beginning at a point 611.2 feet south and 242.7 feet east of the NW corner of the said Section 12, said point being on the southerly right of way line of Primary State Highway No. 8: thence south 27°06' east 168.2 feet; thence north 40°10' east 108.6 feet to a point located in the center of the existing county road; thence in a northwesterly direction along the center line of said County road 72.6 feet to a point on the southerly right of way line of Primary State Highway No. 8; thence westerly along the southerly right of way line of said highway 93.6 feet to the point of beginning.

Subject to easements and rights of way for public roads over and across the real estate.

TOGETHER WITH the privilege to take such water for domestic purposes from the existing water system serving said premises as shall be required for the use and occupancy of the building now thereon, and shall be privileged to go upon the lands where said pipeline and the spring supplying the same are located for the purpose of the maintenance and repair of the same. The rights granted in this paragraph shall be limited to a three-quarter (3/4) inch pipe. It is understood that the foregoing rights are subject to the rights of other users of the same, that Grantors have no responsibility for the quality of quantity of said water or the maintenance of said water system and seller makes no warranty herein concerning the title or existence of any such water rights or easement.

and does hereby assign, transfer and set over to the grantees that certain real estate contract dated the 1st day of February, 1975, between Walla Walla Livestock Commission Company, Inc., as seller, and LARRY WILLIAM PIEPER and DARLENE ALICE PIEPER, 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 and the grantor hereby covenants that there is now unpaid on the principal of said contract the sum of \$10,246.89.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this fifth day of March, 1975.

WALLA WALLA LIVESTOCK COMMISSION CO. INC.,  
a Washington corporation

By [Signature] President

By [Signature] Secretary

3175  
TRANSACTION EXCISE TAX

APR 5 1975

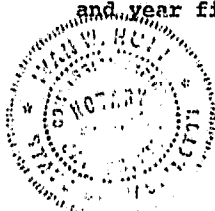


Notary Public  
[Signature]  
[Text]

STATE OF WASHINGTON )  
 County of Walla Walla ) ss.

On this fifth day of March, 1975, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared WESLEY E. COILEY and MURRAY E. TAGGART, to me known to be the President and Secretary, respectively, of WALLA WALLA LIVESTOCK COMMISSION CO. INC., the corporation that executed the foregoing instrument, and acknowledged the 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 are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



*[Signature]*  
 Notary Public for Washington, residing  
 at Walla Walla.

