

524581

**SELLER'S ASSIGNMENT OF REAL  
ESTATE CONTRACT AND DEED**

Printed for Distribution  
by  
**Safeco Title Insurance Company**

BOOK 73 PAGE 211

WILLIAM PROKSEL & LUCILLE PROKSEL, HUSBAND AND WIFE,

for value received, hereby assign transfer and set over to

PHILIP J. HARDER & MELINDA D. HARDER, HUSBAND AND WIFE,  
hereinafter referred to as "the parties", that certain real estate contract entered into on the  
day of  
August , 19 77 , between

William Proksel & Lucille Proksel, husband and wife,  
and seller, and Richard F. Erb, a single man.

as purchaser, for the sale and purchase of the following real estate situated in Skagit County, Washington, including any interest therein which grantor may hereafter acquire:

Subject to a contract balance due to the Estate of John L. Siegfried  
the amount of \$34,835.86 including interest accrued to 8/1/77,  
which includes this and other property.

LEGAL ATTACHED OTHER SIDE AND INCORPORATED HEREIN BY REFERENCE THERETO.



4976

Alt. 6 = 10.7

*Siskiyou County, Oregon*  
By *John G. Hartman and Fred J. Hartman*

BT : said first part long

~~SMACKXXKOKKOKOKRXX~~ (strike out if title is to be quit-claimed)  
and quit-claim (strike out if title is to be warranted)  
and described premises to said second party who hereby assumes and agrees to fulfill conditions  
of said real estate contract and said first party hereby covenant that there is now unpaid on the  
principal of said contract the sum of ~~thirteen thousand two hundred and no/100~~ Dollars  
9 - 200,000

State I this \_\_\_\_\_ day of August, 1972.

## MAP OF WASHINGTON.

**Review of Clark**

In this Seventy day of August, A.D., 1977, I, the undersigned,  
Secretary Public in and for the State of Washington, duly commissioned and sworn, personally appeared  
William Hrkael & Lucille Prekzel

be known to be the individuals described in and who executed the foregoing instrument, and acknowledged  
that they signed and sealed said instrument as the free and voluntary act and deed for the uses  
and purposes herein mentioned.

Witness my hand and official seal here to affixed the day and year in this certificate above written.

*Karen A. Ellis*  
Notary Public in and for the State of Washington,  
residing at Vancouver

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WRITING

INSTRUMENT OF WRITING, FILED BY

*Mac C. Dill Co.*

OF *Hannigan, Inc.*

AT 2:30 P.M. Aug 9 1972

WAS RECORDED IN BOOK 73

OF *Deed* AT PAGE 11

RECORDS OF SKAMANIA COUNTY, WASH.

*Sig. Toda*

COUNTY ATTORNEY

THIS RECORD IS MADE FOR RECORD PURPOSES USE

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SAFECO TITLE INSURANCE COMPANY  
34501

BOOK 73 PAGE 212 6

CITY AND STATE

NAME

ADDRESS

Filed for Record at Request of



SAFE

That portion of the West half of Section 16, Township 1 North,  
Range 5 East, Willamette Meridian, Skamania County, Washington,  
described as follows:

BEGINNING at a point that is on the centerline of  
a road, which point is South 11° 28' 59" East,  
2258.01 feet (Washington Coordinate System, South  
Zone) from an iron pipe at the Northwest corner of  
said Section 16;

THENCE following said centerline along the arc of a  
300.00 foot radius curve to the right (the incoming  
tangent of which is North 01° 13' 00" West) for an  
arc distance of 219.30 feet;

THENCE continuing along said centerline, North  
40° 40' 00" East, 485.71 feet;

THENCE following said centerline along the arc of a  
153.19 foot radius curve to the left for an arc  
distance of 38.63 feet;

THENCE leaving said centerline, South 67° 58' 44" East,  
1061.23 feet more or less to the West right-of-way  
line of State Highway 14;

THENCE Southwesterly along said right-of-way line,  
205 feet more or less to a point which bears North  
88° 05' 15" East from the POINT OF BEGINNING;

THENCE South 88° 05' 15" West, 1257.60 feet more or less  
to the POINT OF BEGINNING;

Containing 10.75 acres.

EXCEPT easements and restrictions of record.

TOGETHER WITH AND SUBJECT TO a 60.00 foot easement for ingress,

BOOK 173

egress, and utilities, the centerline of which is described as follows:

BEGINNING at a point in the centerline of State Highway 14, which point is South 11° 22' 50" West, (Washington Coordinate System, South Zone), 4030.75 feet from an iron pipe at the Northwest corner of said Section 16.

thence North 40° 43' 00" West 298.10 feet;  
thence along the arc of a 200 foot radius curve to the right for an arc distance of 130.38 feet;  
thence North 3° 22' 00" West 297.21 feet;  
thence along the arc of a 50 foot radius curve to the right for an arc distance of 70.95 feet;  
thence North 77° 56' 00" East 1045.34 feet;  
thence along the arc of a 400 foot radius curve to the left for an arc distance of 191.99 feet;  
thence North 50° 26' 00" East 268.49 feet;  
thence along the arc of a 200 foot radius curve to the left for an arc distance of 180.29 feet;  
thence North 1° 13' 00" West 416.32 feet;  
thence along the arc of a 300 foot radius curve to the right for an arc distance of 219.30 feet;  
thence North 40° 40' 00" East 485.71 feet;  
thence along the arc of a 153.135 foot radius curve to the left for an arc distance of 38.64 feet;  
thence North 26° 13' 00" East 274.54 feet;  
thence along the arc of a 200 foot radius curve to the left for an arc distance of 69.41 feet;  
thence North 6° 20' 00" East 145.54 feet;  
thence along the arc of a 60 foot radius curve to the right for an arc distance of 77.96 feet;  
thence North 80° 47' 00" East 252.77 feet;  
thence along the arc of a 60 foot radius curve to the right for an arc distance of 98.81 feet;  
thence South 5° 03' 00" East 342.17 feet to center of a 50 foot radius cul-de-sac and the terminus of said right-of-way centerline, said point being South 44° 12' 44" East 2029.73 from the Northwest corner of said Section 16.

ME-10472  
IL 3-16-500

WILLIAM PROKSEL & LUCILLE PROKSEL, HUSBAND AND WIFE,

First part egg, for value received, hereby assign transfer and set over to

PHILIP J. HARDER & MELINDA D. HARDER, HUSBAND AND WIFE,  
second part 188, that certain real estate contract entered into on the

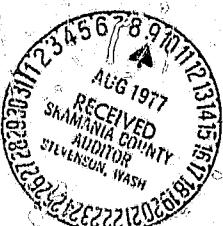
August , 1977 , between

William Proksel & Lucille Proksel, husband and wife,  
no seller, and Richard F. Erb, a single man.

as purchaser, for the sale and purchase of the following real estate situated in Skagit County, Washington, including any interest therein which grantor may hereafter acquire:

Subject to a contract balance due to the Estate of John L. Siegfried in the amount of \$64,835.86 including interest accrued to 8/1/77, which includes this and other property.

LEGAL ATTACHED OTHER SIDE AND INCORPORATED HEREIN BY REFERENCE THERETO.



4978

and said first part 183  
~~xxx~~ (strike out if title is to be quit-claimed)  
and described premises in said second partition hereby assume and agree to fulfill conditions  
of said real estate contract and said first part 183 hereby covenants that there is now unpaid on the  
principal of said contract the sum of Nine thousand two hundred and no/100 Dollars  
(\$9,200.00).

Dated this day of 19

STATE OF WASHINGTON,  
City of Clark } ss.

On this 25 day of August, A.D., 1977, before me, the undersigned,  
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

William Pruski & Lucille Prokeski

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereunto affixed this day and year in this certificate above written.

*Roger A. Ellis Jr.*  
Notary Public in and for the State of Washington,  
residing at Vancouver

Filed for Record at Request of

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SERIALIZED:	

*Map of 1/2 mile Sq.*  
 OF Skamania Co., WA  
 AT 2:30 P.M. Aug 9, 1977  
 WAS RECORDED IN BOOK 73  
 AT PAGE 24  
RECORDS OF SKAMANIA COUNTY, WASHINGTON  
*[Signature]*  
COUNTY AUDITOR  
THIS PLAT IS SUBJECT TO RECORDING USE

84581



SAFECC

SAFECC TITLE INSURANCE COMPANY

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THENCE following said centerline along the arc of a 300.00 foot radius curve to the right (the incoming tangent of which is North 01° 13' 00" West) for an arc distance of 219.30 feet;

THENCE continuing along said centerline, North 40° 40' 00" East, 485.71 feet;

THENCE following said centerline along the arc of a 153.19 foot radius curve to the left for an arc distance of 38.63 feet;

THENCE leaving said centerline, South 67° 58' 44" East, 1061.23 feet more or less to the West right-of-way line of State Highway 14;

THENCE Southwesterly along said right-of-way line, 205 feet more or less to a point which bears North 88° 05' 15" East from the POINT OF BEGINNING;

THENCE South 88° 05' 15" West, 1257.60 feet more or less to the POINT OF BEGINNING;

Containing 10.75 acres.

EXCEPT easements and restrictions of record.

TOGETHER WITH AND SUBJECT TO a 60.00 foot easement for ingress,

BOOK 75 PAGE

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