

84586

SELLER'S ASSIGNMENT OF REAL
ESTATE CONTRACT AND DEED

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,

that certain real estate contract entered into on the
August 19 77, between

William Proksel & Lucille Proksel, husband and wife,
as seller, and John W. Green & Janice M. Green, husband and wife,

as purchaser, for the sale and purchase of the following real estate situated in Skamania
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 \$34,835.86 including interest accrued to 8/1/77
which covers this and other property.

LEGAL ATTACHED OTHER SIDE AND INCORPORATED HEREIN BY REFERENCE THERETO.



No. 4980
Date: 8-1-77

Amount Paid: \$4,000.00

By: Karen D. Elison

and said first part 188

convey and quitclaim (strike out if title is to be quit-claimed)

said described premises to said second part 188 who hereby assume

of said real estate contract and said first part 188 hereby covenant

principal of said contract the sum of Eight thousand and no/100

\$8,000.00

and agree to fulfill conditions
that there is now unpaid on the
Dollars

Dated this 19 day of August, 1977

STATE OF WASHINGTON,

County of Clerk

On this 19 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 Proksel & Lucille Proksel

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

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

Karen D. Elison
Notary Public in and for the State of Washington,
residing at Vancouver

CITY OF SKAGANAWIA

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING FILED BY
Mr. C. Little Co.
OF Strommen, Okla.
ON Aug 9 1977
WAS RECORDED IN BOOK 78
OF Book 1 AT PAGE 223
RECORDS OF SKAGANAWIA COUNTY, WASH.
W. J. M. J.
COUNTY AUDITOR
THIS SPACE RESERVED FOR RECORDER'S USE

NAME _____
ADDRESS _____
CITY AND STATE _____

INDEXED ☒ SERIALIZED ☒
RECORDED ☒ COMPARED ☒
MAILED _____

Filed for Record at Request of _____

84586
SAFECO TITLE INSURANCE COMPANY



A portion of the Northwest quarter of Section 16, Township 1 North, Range 5 East, Willamette Meridian, Skagania County, Washington, described as follows:

BEGINNING at an iron rod on the West line of said Northwest quarter, South 00° 30' 59" West, 711.14 feet from an iron pipe at the Northwest corner thereof; thence North 75° 00' 00" East, 174.48 feet to the centerline P.C. of a 60 foot easement;

THENCE North 75° 00' 00" East, 692.24 feet to a 1/2" iron rod;

THENCE North 21° 00' 00" West, 493.01 feet to a 1/2" iron rod on the North line of said Northwest quarter;

THENCE North 87° 44' 32" West, 654.31 feet to an iron pipe at the Northwest corner of said Section 16;

THENCE South 00° 30' 59" West, 711.14 feet to the POINT OF BEGINNING;

Containing 10.22 acres more or less;

EXCEPT easements and restrictions of record;

TOGETHER WITH AND SUBJECT TO a 60 foot easement for ingress, 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 Coord. System, South Zone), 4030.75 feet from an iron pipe at the Northwest corner of said Section 16;

BOOK 7-3 PAGE

THENCE North 40° 43' 00" West, 296.10 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 1131.08 foot radius curve to the left for an arc distance of 107.92 feet;

THENCE North 06° 41' 00" West, 163.57 feet;

THENCE along the arc of a 200 foot radius curve to the right for an arc distance of 111.70 feet;

THENCE North 25° 19' 00" East, 136.49 feet;

THENCE along the arc of a 150 foot radius curve to the left for an arc distance of 99.57 feet;

THENCE North 12° 43' 00" West, 165.38 feet;

THENCE along the arc of a 150 foot radius curve to the right for an arc distance of 46.77 feet;

THENCE North 05° 09' East, 342.59 feet;

THENCE along the arc of a 200 foot radius curve to the left for an arc distance of 89.24 feet;

THENCE North 20° 37' 00" West, 169.17 feet;

THENCE along the arc of a 200 foot radius curve to the left for an arc distance of 199.37 feet;

THENCE North 77° 44' 00" West, 125.75 feet;

THENCE along the arc of a 100 foot radius curve to the right for an arc distance of 135.67 feet;

THENCE North 209.11 feet to the center of a 50 foot radius cul-de-sac and the terminus of said easement at a point South 11° 04' 49" East, 168.38 feet from the Northwest corner of said Section 16.

JE-11460
1-5-116-11-00

WILLIAM PROKSEL & LUCILLE PROKSEL, HUSBAND AND WIFE,

First part 183, for value received, hereby assign transfer and set over to

PHILIP J. HARDER & MELINDA D. HARDER, HUSBAND AND WIFE,

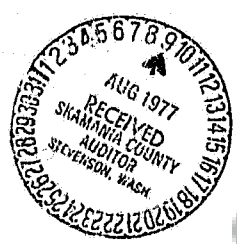
Second part 183, that certain real estate contract entered into on the _____ day of August, 1977, between

William Proksel & Lucille Proksel, husband and wife,
as seller, and John W. Green & Janice M. Green, husband and wife,

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

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

LEGAL ATTACHED (OTHER SIDE AND INCORPORATED HEREIN BY REFERENCE THERETO.



No. 4980

and said first part 183
~~convey and quit-claim~~ (strike out if title is to be quit-claimed)
convey and quit-claim (strike out if title is to be warranted)
said described premises to said second part 183 who hereby assume and agree to fulfill conditions
of said real estate contract and said first part 183 hereby covenant that there is now unpaid on the _____ Dollars
principal of said contract the sum of eight thousand and 00/100 (\$8000.00).

Dated this _____ day of August, 1977.

William Proksel
Lucille Proksel
Philip J. Harder
Melinda D. Harder

STATE OF WASHINGTON,
County of Clark

On this 5th day of August, 1977, A.D., before me, the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William Proksel & Lucille Proksel

to me known to be the individual(s) 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 hereto affixed the day and year in this certificate above written.

Karen D. Ellison
Notary Public in and for the State of Washington,
residing at Vancouver

Mr. Co Little Co
of Skamania Co
 AT 2:30 P.M. 8. 9 19 77
 WAS RECORDED IN BOOK 73
 OF 10000 AT PAGE 223
 RECORD OF SKAMANIA COUNTY, WASH
J.P. [Signature]
 COUNTY AUDITOR
 THIS SPACE RESERVED FOR RECORD OF USE

INDEXED: DEC 8
 IN DIRECT: 2
 RECORDED:
 COMPASS:
 MARKED

NAME

Filed for Record at Request of

84586

SAFECO TITLE INSURANCE COMPANY



SAFECO

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BEGINNING at an iron rod on the West line of said Northwest quarter, South 00° 30' 59" West, 711.14 feet from an iron pipe at the Northwest corner thereof; thence North 75° 00' 00" East, 174.48 feet to the centerline P.C. of a 60 foot easement;

THENCE North 75° 00' 00" East, 692.24 feet to a 1/2" iron rod;

THENCE North 21° 00' 00" West, 493.81 feet to a 1/2" iron rod on the North line of said Northwest quarter;

THENCE North 87° 44' 32" West, 654.31 feet to an iron pipe at the Northwest corner of said Section 16;

THENCE South 00° 30' 59" West, 711.14 feet to the POINT OF BEGINNING;

Containing 10.22 acres more or less;

EXCEPT easements and restrictions of record;

TOGETHER WITH AND SUBJECT TO a 60 foot easement for ingress, 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 Coord. System, South Zone), 4030.75 feet from an iron pipe at the Northwest corner of said Section 16;

BOOK 7-1 PAGE 147

THENCE North 40° 43' 00" West, 296.10 feet;

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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;

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