

84586

SELLER'S ASSIGNMENT OF REAL  
ESTATE CONTRACT AND DEED

BOOK 73 PAGE 223

Printed for Distribution  
by  
Seafco Title Insurance Company

10400  
11200  
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,

second parties, that certain real estate contract entered into on the  
August 1977, between

William Proksel & Lucille Proksel, husband and wife,  
the 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 \$34,639.86 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  
Printed for Distribution  
by Seafco Title Insurance Company

AUG 19 1977  
Amount Paid: \$49,800.00

Skamania Co., Wash.  
by William D. Wyzgajda,

and said first parties  
to xxxxxdxxwork (strike out if title is to be quit-claimed)  
convey and quietclaim (strike out if title is to be warranted)  
said described premises to said second parties who hereby assume  
of said real estate contract and said first parties hereby covenant  
principal of said contract the sum of Eight thousand and no/10  
\$8,000.00

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

Dated this day of August , 1977

, 1977

STATE OF WASHINGTON,

Copy of Clerk } ss.

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

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

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

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

1. CITY OF SKAMANIA  
I HEREBY CERTIFY THAT THE FOLLOWING  
INSTRUMENT OF WRITING IS FILED  
*Mr. C. L. Smith Co.*  
OF *Skamania Co.* 1972  
AT PAGE *8-9* 72  
WAS RECORDED IN BOOK  
OF *Recd* AT PAGE *223*  
RECORDS OF SKAMANIA COUNTY, WASH.  
*SP 1000*  
COUNTY AUDITOR  
THIS SPACE RESERVED FOR RECORDED USE

SEARCHED
INDEXED
RECORDED
COPYMADE
MAILED

FILED FOR RECORD OR REQUEST OF

NAME

ADDRESS

CITY AND STATE



84586

SAFECO

A portion of the Northwest quarter of Section 16, Township 1 North, Range 5 East, Willamette Meridian, Skamania 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, 493.81 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;



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THENCE North 40° 43' 00" West, 290.10 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 209.41 feet to the center of a 50 foot radius cul-de-sac and the terminus of said easement at a point South 13° 04' 49" East, 168.38 feet from the Northwest corner of said Section 16.

Skamania Co.

1-3-16-12-00

WILLIAM PROKSEL &amp; LUCILLE PROKSEL, HUSBAND AND WIFE,

First part IES, for value received, hereby assign transfer and set over to  
 PHILIP J. HARDER & MELINDA D. HARDER, HUSBAND AND WIFE,  
 second part IES, that certain real estate contract entered into on the

day of

August 1977, between

William Proksel & Lucille Proksel, husband and wife,  
 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. Sienfried  
 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

E. Karen Ellison

and said first part IES  
 covenants and warrants (strike out if title is to be quit-claimed)  
 convey and quit-claim (strike out if title is to be warrantee)  
 said described premises to said second part IES who hereby assume  
 of said real estate contract and said first part IES hereby covenant  
 principal of said contract the sum of Eight thousand and no/100  
 (\$8,000.00).

Dated this day of August

STATE OF WASHINGTON,  
 County of Clark

On this 5<sup>th</sup> 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

to me known to be the individuals 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 A. Ellison  
 Notary Public in and for the State of Washington  
 residing at Vancouver

NMB R2 5/74

Mar. 19 1966	INDEXED	NAME
RECORDED	DIRECTED	
COMPILED		
SERIALIZED		
F. D. Decker COUNTY AUDITOR		FILED FOR RECORD OR REQUEST OF
THERE IS NO RESERVE FOR RECORDING FEES		

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

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

THENCE North  $75^{\circ} 00' 00''$  East, 692.24 feet to a 1/2" iron rod;

THENCE North  $21^{\circ} 00' 00''$  West, 493.81 feet to a 1/2" iron rod on the North line of said Northwest quarter;

THENCE North  $87^{\circ} 44' 32''$  West, 654.31 feet to an iron pipe at the Northwest corner of said Section 16;

THENCE South  $00^{\circ} 30' 59''$  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  $11^{\circ} 22' 50''$  West (Washington Coord. System, South Zone), 4030.75 feet from an iron pipe at the Northwest corner of said Section 16;

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SAFECO TITLE INSURANCE COMPANY



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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;

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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 209.41 feet to the center of a 50 foot  
radius cul-de-sac and the terminus of said easement  
at a point South 13° 04' 49" East, 148.38 feet from  
the Northwest corner of said Section 4.