

54624

SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT AND DEED

Mortgage for Distribution by Safeco Title Insurance Company



SK 10525
1-5-16-1400

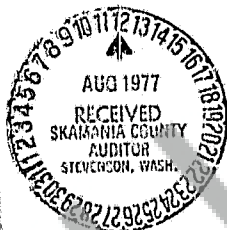
WILLIAM PROKSEL & LUCILLE PROKSEL, HUSBAND AND WIFE,

first parties, 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 25th. day of
September, 1973, between
William Proksel & Lucille Proksel, husband and wife,
as seller, and Fred E. Johnson & Viola M. Johnson, 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 above and other property.

LEGAL ATTACHED OTHER SIDE AND INCORPORATED HEREIN BY REFERENCE THERETO.



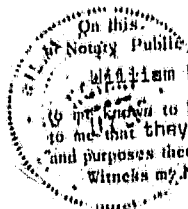
5005

and said first part 188
~~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 188 who hereby assume and agree to fulfill conditions
of said real estate contract and said first part 188 hereby covenant that there is now unpaid on the
principal of said contract the sum of Fifty six hundred ninety five and 38/100----- Dollars
(S 5695.38)

Dated this 5th day of July Aug. 1977

William Proksel
Lucille Proksel

STATE OF WASHINGTON, } ss.
County of Clark



5th day of July Aug., A.D., 1977, before me, the undersigned, only commissioned and sworn, personally appeared

William Proksel & Lucille Proksel
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.

Kilmer A. Doane
Notary Public in and for the State of Washington,
Residing at Vancouver

In presence of
Skamania County
Auditor
Steven M. Stevenson

THIS SPACE RESERVED FOR RECORDERS USE
COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BY
OF STUBBS, L. B.
AT 11 A.M. 12/17/73
WAS RECORDED IN BOOK
511
OF RECORDS AT PAGE 511
RECORDS OF SKAMANIA COUNTY, WASH.
COUNTY CLERK

REGISTERED
INDEXED-986
INDEXED-986
RECORDED-986
COMPALED
DATE
CITY AND STATE
Address
P.O. BOX 4056
TACOMA, WASH. 98602
NAME
PHILIP J. HARDER

RETURN TO

Filed for Record at Request of

BOOK 73 PAGE 280 72978

SAFECO TITLE INSURANCE COMPANY



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 a point on the North line of said Northwest quarter of Section 16, South $87^{\circ} 44' 32''$ East, 654.31 feet from the Northwest corner thereof; thence South $21^{\circ} 00' 00''$ East, 1131.22 feet to a 1/2" iron rod at the TRUE POINT OF BEGINNING;

THENCE South $21^{\circ} 00' 00''$ East, 200.00 feet to the centerline of a 60 foot road easement;

THENCE following said easement along the arc of a 60 foot radius curve to the left (the incoming tangent of which is South $80^{\circ} 47' 00''$ West) for an arc distance of 77.96 feet;

THENCE South $06^{\circ} 20' 00''$ West, 145.54 feet;

THENCE along the arc of a 200 foot radius curve to the right for an arc distance of 69.40 feet;

THENCE South $26^{\circ} 13' 00''$ West, 274.54 feet;

THENCE along the arc of a 153.20 foot radius curve to the right for an arc distance of 38.64 feet;

THENCE South $40^{\circ} 40' 00''$ West, 485.71 feet;

THENCE along the arc of a 300 foot radius curve to the left for an arc distance of 219.30 feet to a junction;

THENCE along the arc of a 1131.08 foot radius curve to the left (the incoming tangent of which is North $01^{\circ} 13' 00''$ West) for an arc distance of 107.92 feet;

THENCE North $06^{\circ} 41' 00''$ 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 $25^{\circ} 19' 00''$ East, 136.49 feet;

THENCE along the arc of a 150 foot radius curve to the left for an arc distance of 93.57 feet;

THENCE North $12^{\circ} 43' 00''$ West, 165.38 feet;

THENCE along the arc of a 110 foot radius curve to the right for an arc distance of 46.77 feet;

THENCE North $05^{\circ} 09' 00''$ East, 342.59 feet;

THENCE along the arc of a 200 foot radius curve to the left for an arc distance of 89.94 feet;

THENCE North $20^{\circ} 37' 0''$ West, 56.46 feet;

THENCE leaving said centerline East 528.03 feet to the TRUE POINT OF BEGINNING;

Containing 10.21 acres more or less;

3K 14525
1-5-16-1100

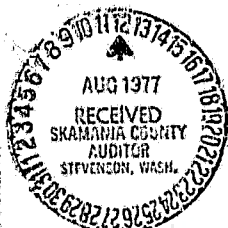
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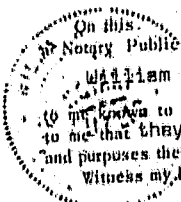
5005

and said first part 1es
~~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 1es who hereby assume and agree to fulfill conditions
of said real estate contract and said first part 1es hereby covenant that there is now unpaid on the
principal of said contract the sum of Fifty six hundred ninety five and 38/100----- Dollars
(S 5695.38).

Dated this 5th day of July Aug. 1977

STATE OF WASHINGTON, }
County of Clark }

On this 5th day of July Aug. 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
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.



Robert H. Doane
Notary Public in and for the State of Washington,
residing at Vancouver

THIS MAP RECORDED FOR RECORD'S USE
 COUNTY OF SKAMANIA, WA
 I HEREBY CERTIFY THAT THE WITHIN
 INSTRUMENT OF DEEDING FILED ON
 OF 11/12/17
 WAS RECORDED IN BOOK
 73
 AT PAGE 28

REGISTERED
 INDEXED

NAME PHILIP J. HARBER
 ADDRESS

RETURN TO

Filed for Record at Request of

SAFEBCO TITLE INSURANCE COMPANY
 BOOK 73 PAGE 28
 84624

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THENCE North 20° 37' 00" West, 66.46 feet;

THENCE leaving said centerline East 528.83 feet to the TRUE POINT OF BEGINNING;

Containing 10.21 acres more or less;

EXCEPT easements and restrictions of record;