

84627

SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT AND DEED

Printed for Distribution
by
Sales & Training Systems Company

WILLIAM PROKSEL & LUCILLE PROKSEL, HUSBAND AND WIFE

first part 1920, for value received, hereby assign transfer and set over to

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

second part 199 , that certain real estate contract entered into on the 15th. day of May, 1977, between

William Proksel & Lucilla Proksel, husband and wife,
as seller, and Rickey Lynn Drake & Christine R. Drake, 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 \$34,835.66 including interest accrued to 3/1/77 which cover this and other property.

LEGAL ATTACHED OTHER SIDE AND INCORPORATED HEREIN BY REFERENCE THERETO.



5008

and sold first part 185

convey and quit-claim (strike out if title is to be warranted)

convey and quitclaim (strike out if there is to be a warranty deed) to said second parties who hereby assume and agree to fulfill conditions of said real estate contract and said first parties hereby covenant that there is now unpaid on the principal of said contract the sum of Thirteen thousand seven hundred twenty three.61 dollars (\$ 13,723.61).

Dated this 5th day of July August, 1977

STATE OF WASHINGTON,

County of Clark

5 + 5

day of ~~July~~ Aug. , A.D., 19 77

On this 5th day of July Aug., A.D., 19 77, before me, the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

William Prokaski & Lucille Prokaski

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 at their free and voluntary act and deed for the uses and purposes therein mentioned.

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

Witness my hand and official seal hereto attested the day and year in my said certificate.

Kelvin C. Doane
Notary Public in and for the State of Washington,
residing at Vancouver

THIS SPACE RESERVED FOR RECORDER'S USE
 COUNTY OF SKAMANIA
 HENRY CENTER TRACT THIS WITHIN
 INSTRUMENT OF GRANTING MADE BY
 OF SKAMANIA COUNTY
 AT 11:00 A.M. JULY 23
 WAS RECORDED IN BOOK 73
 OF RECORDS OF SKAMANIA COUNTY, WASH.
 PAGE 286
 COUNTY CLERK

INDEXED
 RECORDED
 COMPILED
 FILED

NAME
 ADDRESS
 CITY AND STATE

File for Record at Request of

SAFECO TITLE INSURANCE COMPANY



BOOK 73 PAGE 286

84637

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SKAMANIA COUNTY,
 STATE OF WASHINGTON, TO-WIT:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1
 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON,
 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF
 SAID SECTION 17, TOWNSHIP 1 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN,
 SOUTH 01° 26' 00" WEST, 3607.13 FEET FROM A CONCRETE MONUMENT AT THE
 NORTH QUARTER CORNER OF SAID SECTION 17, SAID POINT OF BEGINNING BEING
 THE SOUTHWEST CORNER OF THE "PEET" TRACT, AS SHOWN ON RECORDED SURVEY
 IN VOLUME 1 AT PAGE 16; THENCE NORTH 86° 18' 34" EAST ALONG THE SOUTH
 LINE OF SAID "PEET" TRACT, 655.92 FEET; THENCE NORTH 02° 18' 00" WEST
 60.00 FEET; THENCE NORTH 87° 42' 00" EAST, 96.26 FEET; THENCE LEAVING
 SAID SOUTH LINE, SOUTH 02° 18' 00" EAST 780 FEET MORE OR LESS, TO THE
 NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 814; THENCE WESTERLY ALONG
 SAID NORTH LINE, 880 FEET MORE OR LESS, TO THE WEST LINE OF THE SOUTH-
 EAST QUARTER OF SECTION 17; THENCE NORTH 01° 26' 00" EAST ALONG SAID
 WEST LINE 505 FEET MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT A RIGHT OF WAY FOR BELL CENTER ROAD, AS CONVEYED TO SKAMANIA
 COUNTY BY DEED DATED JUNE 20, 1973, AND RECORDED JUNE 21, 1973 IN
 BOOK 65 OF DEEDS AT PAGE 374, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO A 60 FOOT EASEMENT FOR INGRESS AND 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, 4030.75 FEET FROM AN IRON PIPE AT THE NORTH-
 EAST CORNER OF SAID SECTION 17; THENCE NORTH 40° 43' 00" WEST, 296.12
 FEET; THENCE ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT FOR
 AN ARC DISTANCE OF 61.17 FEET; THENCE SOUTH 87° 42' 00" WEST, 1051.05
 FEET TO THE TERMINUS OF SAID EASEMENT CENTERLINE.