

66551

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, JAMES B. ROBERSON, husband of SHARLEEN J. ROBERSON, for value received, conveys and assigns to SHARLEEN J. ROBERSON, as her sole and separate estate, the GRANTEE, the following described real estate, situated in the County of Skamania, State of Washington, including any interest therein which Grantor may hereafter acquire:

Lot 1

The Northwest one-quarter of the North 528 feet of the West one-half of the Southeast one-quarter of the Northwest one-quarter of Section 21, T. 3 N., R. 10 E., W. M., Skamania County, Washington (also known as Lot 1 of the Roberson Short Plat filed in Book 1 of Short Plats at pages 50 A to 50 C Records of Skamania County Auditor).

SUBJECT TO: A 10 foot wide road easement along the South 10 feet of said Lot 1.

TOGETHER WITH an easement over the North 10 feet of the South Half of said North 528 feet of said subdivision.

SAVE AND EXCEPT:

1. The official survey of the aforesaid tract does not contain a strip of land 14' x 264' running along the westerly boundary of the said tract.
2. Terms, provisions and conditions of contract of sale dated March 24, 1969, and recorded on April 11, 1969, in Book 60 of Deeds a page 317, under Auditor's File No. 70923;  
Seller: REGNIER F. CREIGHTON and MILDRED E. CREIGHTON, husband and wife.  
Purchaser: JAMES B. ROBERSON and SHARLEEN J. ROBERSON, husband and wife.  
(Excise sales tax paid under receipt no. 6340). Affects said premises and other property.

The purchaser's interest in said Contract is now held of record by James B. Roberson and Sharleen J. Roberson, Trustees, and Willard D. Gibbs and Sharleen J. Roberson, Trustee, UDT 5-24-71.  
Said contract contains, among other things, a clause prohibiting assignment by the purchaser without written consent of the seller.

J. Easements and rights of way, if any, for water mains in the Underwood Water District; and contracts

for water service, if any, with Skamania County Public Utility District No. 1.

4. Minimum lot size of 2 acres as stated on the face of the short plat.

Statement on the Short Plat by the Southwest Washington Health District as follows: P. U. D. water may or may not be available to the property as described. The soils within the area are generally suitable for septic tank and rainfields. Slopes if present, may be limiting factor.

The above recommendation is for the short subdivision as a whole, and each lot may be subject to inspection and analysis in regard to sewage disposal systems on an individual basis. Although the ordinance specifies minimum lot sizes, the district health officer may recommend larger lot sizes because of limited soil conditions, steep slopes, protection of surface and ground waters, and other site features.

5. Easement for road purposes along the South 10 feet of said premises, as delineated on the face of the Short Plat.

6. Easements and rights of way, if any, for public roads over and across the real estate under search.

7. Terms, provisions and conditions of the Trust agreement under which the purchaser's interest in the contract referred to in paragraph 2 above is held.

and does hereby assign, transfer and set over to the Grantee that certain real estate contract dated the 30th day of September, 1977, between JAMES B. ROBERSON and SHARLEEN J. ROBERSON, husband and wife, as Sellers, and JOHN M. RICHARDS and SHIRLEY M. RICHARDS, husband and wife, as Purchasers, for the sale and purchase of the above described real estate. The Grantee hereby assumes and agrees to fulfill the conditions of said real estate contract and the Grantor hereby covenants that there is now unpaid on the principal of said contract the sum of

*\$74* December, 1977  
Dated this *2nd* day of January, 1978.

*James B. Roberson*  
JAMES B. ROBERSON, GRANTOR

STATE OF WASHINGTON )  
 ) ss.  
County of Klickitat )

On this day personally appeared before me JAMES B. ROBERSON, to me

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known to be the individual described in and who executed the within and foregoing instrument, and to me acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this <sup>5th</sup> 2nd day of January, 1948.

Notary Public for the State of Washington  
Residing at: Seattle, Washington

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

I HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT OF WRITING, BEING BY...

John A. Smith of the County of Snohomish, State of Washington,  
do hereby certify that the within instrument is a true and correct copy of the original as the same appears from the records of the County of Snohomish, State of Washington.

WAS RECORDED IN BOOK 77  
PAGE 62 OF THE RECORDS OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

WITNESS MY HAND AND SEAL OF OFFICE, AT SEATTLE, WASHINGTON, THIS 5th DAY OF JANUARY, 1948.

J. P. Smith  
COUNTY CLERK

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