

## 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 4

The Southeast Quarter of the North 528 feet of the West Half of the Southeast Quarter of the Northwest Quarter of Section 21, Township 3 North, Range 10 E. W. M., Skamania County, Washington. Also known as Lot 4 of the Roberson-Short Plat filed in Book 7 of Short Plats at pages 504 to 505 Records of Skamania County Auditor.

SUBJECT TO a 10 foot wide easement along the North 10 feet of said Lot 4, TOGETHER WITH an easement in common over the South 10 feet of Lot 2 and Lot 1 and the North 10 feet of Lot 3 for road and utility easements of said Roberson-Short plat.

## SAVE AND EXCEPT:

1. 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.
2. 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.

3. An easement for road purposes along the North 10 feet of said premises, as delineated on the face of the Short Plat.

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

and does hereby assign, transfer and set over to the Grantee that certain real estate contract dated the 21st day of October, 1977, between JAMES B. ROBERSON and SHARLEEN J. ROBERSON, husband and wife, as Sellers, and ERNEST TOOLEY and ELEANOR A. TOOLEY, 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 \$ 9500.00

Dated this 5th day of DECEMBER, 1977 1977  
~~2nd day of January, 1978~~

JAMES B. ROBERSON, GRANTOR

STATE OF WASHINGTON )  
 ) ss.  
County of Klickitat )

On this day personally appeared before me JAMES E. ROBERSON, to me 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 5th day of DECEMBER, 1977 1977  
~~2nd day of January, 1978~~

Notary Public for the State of Washington  
Residing at: 2222 N. 1st St. Bellingham, WA 98225