

86308



Pioneer National Title Insurance Company
WASHINGTON TITLE DIVISION
Filed for Record at Request of

BOOK 74 PAGE 747

REVENUE STAMPS

THIS SPACE RESERVED FOR RECORDER'S USE
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

Charles E. Gallup
OF 214 Adams Bldg. Third Fl.

AT 8:45 A.M. 5-12-78WAS RECORDED IN BOOK 74OF Record AT PAGE 747

RECORDS OF SKAMANIA COUNTY, WASH.

COUNTY CLERK

BY E. Thompson

REGISTERED	<u>5</u>
INDEXED: DIR.	<u>5</u>
INDIRECT:	<u>5</u>
RECORDED:	<u>5</u>
COMPARED:	<u>5</u>
MAILED	<u>5</u>

TO GALLUP, DUGGAN & BREWING

ATTORNEYS AT LAW

214 Adams Building

1105 Broadway

Vancouver, Washington 98660



Grant and Seller's Assignment of Real Estate Contract

THE GRANTOR G. CAMPBELL DOWD and MIRIAM DOWD, husband and wife,

for value received convey and quit claims to CHARLES E. GALLUP and JACK MICKELWAIT, as Trustee under Living Trust Agreement dated February 1, 1978, 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:

That part of the Southwest (SW $\frac{1}{4}$) of Section 17, Township 1 North, Range 5 E.7.M., more particularly described as follows:

Beginning at the southwest corner of the said Section 17; thence east 2,656.6 feet to the quarter corner on the south line of the said Section 17; thence north 1,584 feet along the quarter section line running north and south through the center of the said Section 17; thence was 1,135 feet to the west line of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of the said Section 17; thence south 170 feet; thence west 950 feet; thence southwesterly 429 feet to a point on public road 1,254 feet North of the point of beginning; thence south 1,254 feet to the point of beginning;

EXCEPT the following described tract: Beginning at a point 20 rods east of the southwest corner of said Section 17; thence north 10 rods; thence east 6 rods; thence south 10 rods; thence west to the point of beginning; AND EXCEPT that portion of the Southwest Quarter (SW $\frac{1}{4}$) of the said Section 17 lying southerly of State Road 1 as presently located and established. SUBJECT to easements of record against above described property. and do hereby assign, transfer and set over to the grantee that certain real estate contract dated the 30 day of

May, 1974 between G. Campbell Dowd and Miriam W. Dowd, husband and wife,

as seller and Richard E. Grams and Helen D. Grams, husband and wife; Richard C. Grams and Carol J. Grams, husband and wife, and Dale L. Grams, a single man as purchaser for the sale and purchase of the above described real estate. The grantee hereby assume and agree to fulfill the conditions of said real estate contract and the grantor hereby covenant that there is

no unpaid on the principal of said contract the sum of

Dated this

5778 No. 1568 day of April 1978

TRANSACTION EXCISE TAX

MAY 11 1978

STATE OF WASHINGTON

County of Clark

Amount Paid

Skamania County Treasurer

By Charles E. Gallup

On this day personally appeared before me G. CAMPBELL DOWD and MIRIAM DOWD to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

18 day of April 1978.

Notary Public in and for the State of Washington,
residing at