

SK 10910

## DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACTS

THE GRANTOR, WOODARD MARINA ESTATES, INC., an Oregon corporation, for value received conveys and warrants to WESTERN VENTURE RESOURCES, INC., a Colorado corporation, 3734 Seattle-First National Bank Building, Seattle, Washington 98154, the following described real estate, situated in the County of Skamania, State of Washington, including any interest therein which grantor may hereafter acquire:

Lots 2, 4, 5, 6, 7 and 8 of Block Two; Lots 1, 2, 9, 11, 18, 20, 21 and 22 of Block Three; and Lots 2, 5, 10, 11, 12, 13, and 14 of Block Four of WOODARD MARINA ESTATES, according to the official plat thereof on file and of record at pages 114 and 115 of Book A of Plats, Records of Skamania County, Washington

and does hereby assign, transfer and set over to the grantee all of its rights, title and interest in and to those certain real estate contracts described in Schedule "A" attached hereto and by this reference made a part thereof, SUBJECT TO those encumbrances, contracts, interest, restrictions, covenants, reservations, easements and plat statements reservations described in Schedule "B" attached hereto.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this \_\_\_\_\_ day of September, 1978.

6753

WOODARD MARINA ESTATES, INC.

No. 6753  
TRANSACTION EXCISE TAX

SEP 21 1978

Amount Paid \_\_\_\_\_

Skamania County Treasurer

By \_\_\_\_\_

By

President

By

Secretary



STATE OF WASHINGTON )  
County of King ) SS:

On this 13<sup>th</sup> day of September, 1978, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David E. Kratter and Joan E. Hawkinson to me known to be the President and Secretary, respectively, of Woodard Marina Estates, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Clifford M. Miller  
Notary Public in and for the State  
of Washington, residing at Mercer Island

## SCHEDULE "A"

1. Real Estate Contract dated February 6, 1978, between Woodard Marina Estates, Inc. as seller and Richard F. Haggerty and Carol L. Haggerty as buyer for the purchase and sale of Lot 4, Block 2 of Woodard Marina Estates.
2. Real Estate Contract dated August 1, 1975 between Woodard Marina Estates, Inc. as seller and Linnard Simpkins and Velma L. Simpkins as buyer for the purchase and sale of Lot 5, Block 2 of Woodard Marina Estates.
3. Real Estate Contract dated September 15, 1968, between Woodard Marina Estates, Inc. as seller and John T. Ghormley and Eileen M. Ghormley as buyer for the purchase and sale of Lots 6 and 7, Block 2 of Woodard Marina Estates.
4. Real Estate Contract dated September 26, 1968 between Woodard Marina Estates, Inc. as seller and Richard Allen Cook and Sonia C.B. Cook as buyer for the purchase and sale of Lot 9, Block 3 of Woodard Marina Estates, assigned to Wallace N. Phillips and Peggy G. Phillips under Deed and Purchaser's Assignment of Real Estate Contract dated August 4, 1975.
5. Real Estate Contract dated July 2, 1967 between Woodard Marina Estates, Inc. as seller and Karl Allamand and Thelma Allamand as buyer for the purchase and sale of Lot 11, Block 3 of Woodard Marina Estates.
6. Real Estate Contract dated September 20, 1968 between Woodard Marina Estates, Inc. as seller and John D. Coleman and Barbara A. Coleman as buyer for the purchase and sale of Lot 18, Block 3 of Woodard Marina Estates.
7. Real Estate Contract dated October 18, 1968 between Woodard Marina Estates, Inc. as seller and N. P. Davis and Viola M. Davis as buyer for the purchase and sale of Lot 20, Block 3 of Woodard Marina Estates.
8. Real Estate Contract dated August 17, 1968 between Woodard Marina Estates, Inc. as seller and Ray Holzschuh and B. Evelyn Holzschuh as buyer for the purchase and sale of Lot 21, Block 3 of Woodard Marina Estates.
9. Real Estate Contract dated August 25, 1968 between Woodard Marina Estates, Inc. as seller and Stanley F. Stine and M. Jane Stine as buyer for the purchase and sale of Lot 2, Block 4 of Woodard Marina Estates.
10. Real Estate Contract dated August 18, 1968 between Woodard Marina Estates, Inc. as seller and Kenneth E. Hoggatt and Maxine W. Hoggatt as buyer for the purchase and sale of Lot 5, Block 4 of Woodard Marina Estates.
11. Real Estate Contract dated September 6, 1977 between Woodard Marina Estates, Inc. as seller and Craig C. Chadwick and Audrey D. Chadwick as buyer for the purchase and sale of Lots 10 and 11, Block 4, Woodard Marina Estates.



## SCHEDULE "B"

1. An easement and right of way for an electric power transmission line granted to Northwestern Electric Company, a corporation, by deed dated July 20, 1912, and recorded July 21, 1912, at page 24 of Book 0 of Deeds, Records of Skamania County, Washington.
2. Easements and rights of way for electric power distribution lines granted to Skamania County Public Utility District No. 1 by deed dated April 1, 1963, and recorded April 3, 1963, at page 186 of Book 51 of Deeds, under Auditor's File No. 61329, Records of Skamania County, Washington.
3. Easements and rights of way for public roads including right of way for County Road No. 1016 designated as the Skamania Bending Road granted to Skamania County, Washington, by deed dated April 17, 1969, and recorded March 23, 1971, at page 728 of Book 62 of Deeds, under Auditor's File No. 73257, Records of Skamania County, Washington.
4. Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land.
5. Restrictive covenants imposed on the plat of Woodard Marina Estates aforesaid, and the rights of lot owners to the use of common areas as designated on said plat.