

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, SYLVIA B. TOY, a widow, for and in consideration of her love and affection for the Grantees, does hereby give, convey and quitclaim unto HAROLD D. TOY, Sr., a married man in his separate estate, and MILDRED VIOLA EKLUND, a married woman in her separate estate, her children, the Grantees, the following described real property situated in Skamania County, State of Washington, to-wit:

The East half of the Northeast quarter of Section 7, Township 1 North, Range 5, E.W.M.; and that portion of the Northwest quarter of the Northeast quarter of the said Section 7 described as follows:
 BEGINNING at a point 422 feet South of the Northeast corner of the Northwest quarter of the Northeast quarter of the said Section 7; thence South 30° West 140 feet; thence South 01°34' West 119 feet; thence South 21°01' East 47 feet; thence South 39°19' East 89.2 feet to the East line of the Northwest quarter of the Northeast quarter of the said Section 7; thence North 353 feet to the point of beginning;

EXCEPT the following described tract:

BEGINNING at the Northwest corner of the Northeast quarter of the Northeast quarter of the said Section 7; thence East 160 feet; thence South 420 feet; thence West 160 feet; thence North 420 feet to the point of beginning;

TOGETHER WITH all water rights appurtenant thereto including existing developed spring and pump house; and TOGETHER WITH an easement and right of way, as recorded, for use of an existing road over said excepted parcel,

and does hereby assign, transfer and set over to the Grantees that certain real estate contract bearing date of August 1, 1972, between David Toy and Sylvia B. Toy, husband and wife, as seller, and Paul D. Smyser, a single man, and Billy E. Smyser and Clara J. Smyser, husband and wife, as purchaser, for the sale and purchase of the above described real property, said instrument being recorded under Auditor's File No. 76456, records of said County. The Grantees do hereby assume and covenant to fulfill the conditions of said real estate contract.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9th day of March, 1979.



Sylvia B. Toy
 Sylvia B. Toy

STATE OF WASHINGTON)
) ss.
 County of Clark)

On this day personally appeared before me SYLVIA B. TOY, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of March, 1979.

Phyllis M. Durrance
 Notary Public in and for the State
 of Washington, residing at Washougal.

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STATE OF WASHINGTON)
 COUNTY OF CLATSOP)

THE STATE OF WASHINGTON HAS THE HONORABLE
 INSTRUMENT OF DEED, FILED BY
 [illegible]
 AT 100.00% OF THE FULL MARKET VALUE OF THE
 PROPERTY, AS DETERMINED BY THE
 CLATSOP COUNTY AUDITOR, ON
 [illegible] OF [illegible] 1979.
 [illegible] CLATSOP COUNTY AUDITOR

REGISTERED
 INDEXED: CIR
 COMPASS
 MAILED