

69178

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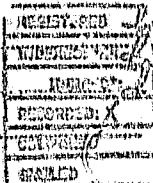
A Service of
Transamerica Corporation

Filed for Record at Request of

Name

Address

City and State



RECORDED
INDEXED
FILED
AUG 19 1979
CLARK COUNTY, WASH.
COUNTY CLERK

Seller's Assignment of Contract and Deed

THE GRANTOR

W. JACK SPRINKEL and GEORGENE SPRINKEL, husband and wife,

for value received does convey and Quiet Claim to DONALD L. LANG and CAROL A. LANG, husband and wife, and PAUL D. LANG and WAREH A. LANG, husband and wife, the grantees,

the following described real estate situated in Clatsop County, State of Washington, together with all after acquired parts of the grantor(s) therein:

SEE ATTACHED



No. 6924
TRANSACTION EXCISE TAX

AUG - 8 1979

Amount Paid \$1.00

Shirley R. Hester
County Treasurer

and do hereby assign, transfer and set over to the grantees that certain real estate contract dated the 22nd day of January, 1979 between W. Jack Sprinkel and Georgene Sprinkel, husband and wife, as seller and DONALD L. LANG and JANET LANG, husband and wife,

as purchaser for the sale and purchase of the above described real estate. The grantees hereby assume and agree 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 \$17,667.79

Dated August 19, 1979

W. Jack Sprinkel
Georgene Sprinkel
Georgene Sprinkel, Attorney in Fact

By _____ (President)
By _____



STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

On this 1st day of August, 1979, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared W. Jack Sprinkel to me known to be the individual who executed the within instrument for himself, and also as the Attorney in Fact for Georgene Sprinkel and acknowledged to me that he signed and sealed the same as his own free and voluntary act and deed for himself, and also as the free and voluntary act and deed as Attorney in Fact for said Georgene Sprinkel in the capacity as for the uses and purposes therein mentioned and that said principal is not deceased nor insane. Witness my hand and official seal hereto affixed the day and year first above written.

CEI G. Miller
E 013
CE-0025 5/79

Shirley R. Hester
Notary Public in and for the State of Washington, residing at Vancouver

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN SKAMANIA COUNTY,
STATE OF WASHINGTON, TO-WIT:

BOOK 76 PAGE 981

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 34, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE
MERIDIAN, SKAMANIA COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

89173

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34; THENCE
SOUTH 89° 28' 08" EAST ALONG THE NORTH LINE THEREOF, 111.06 FEET
TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 60 FOOT EASEMENT;
THENCE FOLLOWING SAID WEST RIGHT-OF-WAY LINE, SOUTH 00° 48' 50"
WEST, 144.38 FEET; THENCE ALONG THE ARC OF A 70 FOOT RADIUS CURVE
TO THE RIGHT FOR AN ARC DISTANCE OF 53.98 FEET, THENCE SOUTH 45°
00' 00" WEST, 73.94 FEET; THENCE ALONG THE ARC OF A 970 FOOT
RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 104.40 FEET;
THENCE SOUTH 51° 10' 00" WEST, 383.44 FEET; THENCE ALONG THE ARC
OF A 970 FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF
64.90 FEET; THENCE SOUTH 55° 00' 00" WEST, 33.10 FEET; THENCE
LEAVING SAID WEST RIGHT-OF-WAY LINE NORTH 40° 15' 00" WEST,
956.28 FEET TO THE POINT OF BEGINNING;

ALSO KNOWN AS TRACT 5 ON SURVEY RECORDED JUNE 2, 1973 UNDER
AUDITOR'S FILE NO. 86503, IN BOOK 1 OF SURVEYS AT PAGE 10,
RECORDS OF SKAMANIA COUNTY, WASHINGTON.

SUBJECT TO: Mortgage recorded January 17, 1970, under Auditor's File No. 85611.
Mortgage recorded September 15, 1978, under Auditor's File No. 86244. That mortgage
recorded September 15, 1978 assigned under Auditor's File No. 87127. Reservations,
conditions, and conditions of contract of sale recorded January 17, 1970, recorded
under Auditor's File No. 85615. Road easements as filed under Auditor's File No.
86117, 85614, 85613, 85612. Reservation in document recorded under Auditor's File
No. 86897.

IN THE EVENT THAT SAID PROPERTY IS REMOVED FROM ITS PRESENT DESIGNATION OF FOREST LAND
IT MAY BECOME LIABLE TO ASSESSMENT OF A COMPENSATION TAX FOR PRIOR YEARS. IT IS
THEREFORE UNDERSTOOD AND AGREED BETWEEN THE PARTIES HEREIN THAT ANY PENALTY ASSESSED
FOR REMOVAL FROM FOREST LAND DESIGNATION, OR ANY TAX ASSESSED DUE TO HARVESTING OF
TIMBER, SHALL BE TAKEN CARE OF DIRECT, BETWEEN SELLER AND PURCHASER.