

90062

BOOK 77

PAGE 680

SAFECO TITLE INSURANCE COMPANY

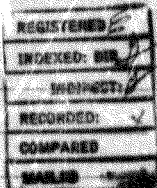


Filed for Record at Request of

NAME _____

ADDRESS _____

CITY AND STATE _____

PURCHASER'S ASSIGNMENT
OF CONTRACT AND DEED

90062

THIS INSTRUMENT IS FILED FOR RECORDER'S USE
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

Steve Rytse

OF November 9th

AT 4:20 P.M. 11 1979

WAS RECORDED IN BOOK 77

OF Deed AT PAGE 680

RECORDS OF SKAMANIA COUNTY, WASH.

J.P. Ridd

COUNTY CLERK

THE GRANTOR

MERLIN M. REINER and MARJORIE M. REINER, husband and wife,

for value received do hereby convey and quit claim to DAVID NAIL and

JANET NAIL, husband and wife

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:

See Legal Description Attached



and do hereby assign, transfer and set over to the grantee the certain real estate contract dated the 3rd day of February, 1979 between ALAN G. BAILEY and BELLIDA J. BAILEY, H & W as seller and MERLIN M. REINER and MARJORIE M. REINER, husband and wife as purchaser 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, except as provided in Exhibit A attached.

Dated this

28

day of

November, 1979

Merlin M. Reiner (SEAL)
Marjorie M. Reiner (SEAL)

STATE OF WASHINGTON, /

County Skamania / ss.

On this day personally appeared before me Merlin M. Reiner and Marjorie M. Reiner to me known to be the individual 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

28

day of

November, 1979.

Stephen O. Rytse
Notary Public in and for the State of Washington,
residing at

Legal Description
Purchaser's Assignment
Renner to Nail

- - - - -

A tract of land in the West Half of the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 8 E.W.M., described as follows:

Beginning at the Southeast corner of the West Half of the Southwest Quarter of the Southwest Quarter; thence West along the south line of said Southwest Quarter, a distance of 420 feet; thence North parallel with the West line of said Southwest Quarter, a distance of 520 feet; thence East parallel with the South line, a distance of 420 feet to the East line of the West Half of the Southwest Quarter of the Southwest Quarter; thence South along said East line, a distance of 520 feet to the point of beginning.

ALSO known as Lot 1 of ALAN BAILEY SHORT PLAT, recorded January 2, 1979, under Auditor's File No. 87856, in Book 2 of Short Plats, page 86, records of Skamania County, Washington.

TOGETHER WITH AND SUBJECT TO a private easement for ingress and egress and public and private utilities 20 feet in width to commence at a point approximately 550 feet from the Southwest corner of Section 20, Township 3 North, Range 8 E.W.M., where the existing entrance intersects the South boundary of Section 20; thence east along said boundary on the North side until it intersects the West boundary of the East half of the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 8 E.W.M.

SUBJECT TO easements and right of way, if any for public roads over and across said premises;

AND SUBJECT TO a non-exclusive easement for ingress and egress and utilities 30 feet from the center of the existing roadway in each direction; said road running in a northwesterly direction along the breaks of Carson Creek.

AND SUBJECT TO a non-exclusive easement, 20 feet in width, for ingress, egress and utilities over, under and across that certain existing driveway or roadway situated in the Southwest corner of said premises recorded under Auditor's File No. 88996 in Book 76 of Deeds, page 879-880, records of Skamania County, Washington.

EXHIBIT "A"

The undersigned, being the Sellers in that certain Real Estate Contract dated February 3, 1979, recorded under Skamania County Auditor's File No. 88019, in Book 76 at page 122-124, records of Skamania County, Washington, hereby delete from the conditions of said Contract the following condition:

"No assignment or re-sale or any hypothecation of purchasers' interest in said contract shall be made by purchasers prior to full execution of this contract, unless seller first consents to such assignment, re-sale or hypothecation in writing."

Assignment, re-sale or hypothecation is from hereon expressly allowed.

We hereby acknowledge and approve the assignment of said Real Estate Contract above-described by Merlin M. Renner and Marjorie M. Renner, husband and wife, to David Nail and Janet Nail, husband and wife.

Dated this 28 day of November, 1979.

ALAN G. BAILEY

BILINDA J. BAILEY

Attachment to Purchaser's Assignment
Renner to Nail

EXHIBIT "B"

It is mutually agreed that the property sold pursuant to the real estate contract mentioned in the foregoing instrument includes the mobile home now permanently installed thereon, and said mobile home shall be and continue as a permanent fixture on the property. Seller agrees upon the final payment of the real estate contract mentioned in the within document to deliver to purchaser the Washington State certificate of title to the mobile home duly endorsed to purchaser.

Dated this 8th day of December, 1979.

Adam G. Bailey
ADAM G. BAILEY

Brinda J. Bailey
BRINDA J. BAILEY