

119801

BOOK 144 PAGE 75

SELLER'S ASSIGNMENT OF CONTRACT AND DEED

THE GRANTOR, VADA AVIS COATES, a single person, conveys and quitclaims to JIMMY V. COATES, Trustee of the Vada A. Coates Revocable Living Trust, under Declaration of Trust dated April 8, 1994, for the benefit of the beneficiaries thereof, all of her interest in and to the following described real estate situated in Skamania County, Washington, together with all after acquired title of the Grantor therein:

See attached Exhibit "A" for legal description

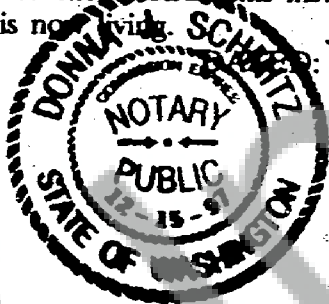
and do hereby assign, transfer and set over to the Grantee that certain real estate contract dated March 9, 1987, between Vada Avis Coates, a widow, as "Seller" and Jesse S. Cluff and Dorothy L. Cluff, husband and wife, as "Buyer" for the sale and purchase of the above-described real estate. Said contract was recorded in Skamania County, Washington, under Auditor's No. 102809, Book 104, Page 481. The Grantee hereby assumes and agrees to fulfill the conditions of said real estate contract.

DATED this 23 day of May, 1994.

Jimmy V. Coates Attorney-in-Fact
Joy Vada Avis Coates
 VADA AVIS COATES by JIMMY V. COATES her Attorney-in-Fact

STATE OF WASHINGTON)
 County of Pierce) ss.

I certify that I know or have satisfactory evidence that JIMMY V. COATES is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the attorney-in-fact of VADA A. COATES as evidenced by the Durable Power of Attorney executed by VADA A. COATES, dated April 8, 1994, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said VADA AVIS COATES is now living.



May 23, 1994

Donna J. Schmitz
 Notary Public for Washington

Residing at Pierce

My appointment expires: 12-15-1997

Real Estate Excise Tax Receipt No. 11242

NA
 REAL ESTATE EXCISE TAX

MAY 24 1994

PAID See ex 11242

JV

SKAMANIA COUNTY TREASURER

SELLER'S ASSIGNMENT OF REAL
 ESTATE CONTRACT AND DEED - 1

| | |
|--------------|-------------------------------------|
| Registered | <input type="checkbox"/> |
| Indexed, Dir | <input checked="" type="checkbox"/> |
| Indirect | <input checked="" type="checkbox"/> |
| Filmed | <input type="checkbox"/> |
| Mailed | <input type="checkbox"/> |

LAW OFFICES OF
 Landerholm, Menovich,
 Landerholm & Whitehead, Inc., P.S.
 Broadway at Evergreen, Suite 400
 P.O. Box 1088
 Vancouver, Washington 98668
 (206) 888-3312

Glanda J. Kimmel, Skamania County Assessor
 Parcel # 3-3-17-3-1000
 By: *JK* 6/24/94

Exhibit "A"

BOOK 144 PAGE 76

The Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington.

An easement for ingress and egress to Brooks Road, 30 feet in width over and across the following described property: Commencing at a point 30 feet West of the center of the Southwest quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, and running thence East 30 feet; thence south 30 feet; thence Northwesterly in a straight line to the point of beginning. Also, over the West 30 feet of the North half of the southeast quarter of the Southwest quarter of said Section 17.

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Landerholm, Memovich*
etc.
JUN 24 3 29 PM '94
G. G. Gentry
AUDITOR
GARY H. OLSON

Unofficial Copy

LAW OFFICES OF
Landerholm, Memovich,
Landerholm & Whitteides, Inc., P.S.
Broadway at Evergreen, Suite 400
P.O. Box 1086
Vancouver, Washington 98666
(206) 696-3312