

SCR 19714

**QUIT CLAIM DEED IN LIEU OF FORFEITURE**

124220

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The grantor, **RICK REYNOLDS CO., INC.**, a Washington corporation, for and in consideration of this deed in lieu of forfeiture of the purchaser's interest in the below-mentioned contract, together with any right of redemption, conveys and quit claims to the grantee, **KERRY LEATHERS**, an unmarried woman, the following described real estate, situated in the County of Skamania, State of Washington, to wit:

The North half of the Northwest quarter of Section 34, Township 7 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, lying North of the Swift Creek Reservoir.

This deed is an absolute conveyance of title, in effect and form. This deed is not intended as a mortgage, trust, conveyance, or security of any kind. Consideration for this deed consists of full release of grantor from all debts and obligations heretofore existing on account of the Real Estate Contract on the above property recorded on January 20, 1994, in Book 140, at page 986, under Auditor's File No. 118559, records of Skamania County, Washington, with the real estate excise tax having been paid on said transaction as evidenced by Receipt No. 016378, the terms and conditions of which the grantee herein agrees to assume and fulfill. This deed, together with the associated Estoppel Affidavit, fully satisfies the indebtedness of the grantor herein under the Deed and Purchaser's Assignment of Real Estate Contract dated July 20, 1994, and recorded July 21, 1994, in Book 144, at page 651, under Auditor's File No. 120071, records of Skamania County, Washington, and terminates any interest and right of redemption of Rick Reynolds Co., Inc., a Washington corporation, secured thereby.

The grantor does hereby convey all redemption rights relating to the above-described real property.

DATED this 2 day of January, 1996.

**RICK REYNOLDS CO., INC.**,  
a Washington corporation,

By Rick Reynolds  
Rick Reynolds, President

17851

REAL ESTATE EXCISE TAX

JAN 04 1996

PAID Exempt  
WV  
SKAMANIA COUNTY TREASURER

Registered	✓
Indexed	Dir ✓
Indexed	✓
Filed	
Stamp	

Copy to Skamania County Auditor  
Date 1/4/96  
Amount 7-6-34-200  
WV

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STATE OF WASHINGTON )  
County of Clark ) ss.

I certify that I know or have satisfactory evidence that RICK REYNOLDS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of RICK REYNOLDS CO., INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 1 day of January, 1996.

JAMES D. HORTON  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
APRIL 15, 1998

*James D. Horton*  
Notary Public  
My appointment expires 4-15-98

FILED FOR RECORD  
SKAHANIA CO. WASH  
BY SKAHANIA CO. TITLE

JAN 4 1 13 PM '96  
*P. Olsson*  
AUDITOR  
GARY M. OLSON

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