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BOOK 163 PAGE 379

FILED
SKAMANIA COUNTY
BY SKAMANIA CO. FILE

MAR 14 4 23 PM '97

Olson
GARY H. OLSON

RETURN ADDRESS:
AMERICAN EQUITIES, INC.
PO BOX 61427
VANCOUVER, WA 98666

Scd 20497
FILE NO: 2384

Document Title(s) (or transactions contained herein)
Seller's Assignment of Contract and Deed

Reference Number(s) of Documents assigned or released: 110358, Book 121, Page 225;
120826, Book 146, Page 455; 126733, Book 160, Page 878;

Grantor(s) (Last name first, then first name and initials)
Ellis, David
Ellis, Delayna

Additional names on page ____ of document, if applicable.

Grantee(s) (Last name first, then first name and initials)
Turner, Janet D.

Additional names on page ____ of document, if applicable.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
SW 1/4 of the SE 1/4 of Section 23, TN 4 N, R 7 E W.M. Skamania County, WA

Additional legal is on page 3 of document.

Assessor's Property Tax Parcel/Account Number
04-07-23-4-0100-00

Excise No: 13964

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

By, *[Signature]*
Audited *[Signature]*
Filed
Noted

REAL ESTATE EXCISE TAX

N/A

MAR 14 1997

PAID *[Signature]* #13964 DTD 11-1-96

[Signature]
SKAMANIA COUNTY TREASURER

Gary H. Olson, Skamania County Auditor
Date 3-14-97, Parcel # 4-7-23-3-4-100

00028

WHEN RECORDED RETURN TO

AMERICAN EQUITIES, INC.
PO BOX 61427
VANCOUVER, WA 98666

SELLER'S ASSIGNMENT OF CONTRACT AND DEED

THE GRANTOR JANET D. TURNER, as her separate estate, for value received does convey and warrants to AMERICAN EQUITIES, INC., a Washington Corporation, as the Grantee, the following described real estate, situated in SKAMANIA County, State of WASHINGTON together with all after acquired title of the grantor(s) therein:

Abb. Legal Desc.: SW 1/4 of the SE 1/4 of Section 23, TN 4 N, R 7 E W.M. Skamania County, WA

Full Legal Desc.: See Page 3

Excise No.: 13164

Assessor's Account No.: 04-07-23-3-4-0100-00

THIS ASSIGNMENT is given for the purpose of releasing any all interest as set forth in that certain Assignment dated October 13, 1994 in favor of American Equities, Inc., A Washington Corporation and recorded October 14, 1994 under Recording No. 120826, Book 148, Page 455 Records of Skamania County, WA, And ~~that~~ Assignment Dated November 16, 1996 in favor of American Equities, Inc., recorded November 19, 1996 under Recording No. 126733, Book 160, Page 878 Official Records of Skamania County, WA.

THIS ASSIGNMENT is given for the purpose of releasing any and all interest as set forth in that certain Partial Purchase of Payments Agreement dated October 13, 1994 and executed by AMERICAN EQUITIES, INC., a Washington corporation, as Assignee, and JANET D. TURNER, as her separate estate, as Assignor.

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated October 31, 1990 between JANET D. TURNER, as her separate estate, as Seller and DAVID ELLIS AND DELAYNA ELLIS, husband and wife, as Purchaser, recorded NOVEMBER 1, 1990 in Book 121, Page 225, Auditor's File No. 110358, Official Records of Skamania County, Washington, for the sale and purchase of the above described real estate. The Grantees hereby assumes and agrees to fulfill the conditions of said real estate contract and the Grantors hereby covenant that there is now unpaid on the principal of said contract the sum of \$17,782.90.

Dated: MARCH 5, 1997

Janet D. Turner
JANET D. TURNER

STATE OF WASHINGTON

COUNTY OF CLARK

}ss

REAL ESTATE EXCISE TAX

NA

MAR 14 1997

PAID See excise 1396480 11-1-90

W. K. Smith
SKAMANIA COUNTY TREASURER

On this 6TH day of MARCH, 1997 personally appeared before me JANET D. TURNER, as her separate estate to me known to be the individual(s) described in and who executed the within foregoing instrument and acknowledged that HE/SHE/THEY signed the same as HIS/HER/THEIR free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of MARCH, 1997

Sharon Lee Barnett
Notary Public in and for the State of WASHINGTON
residing at VANCOUVER
My commission expires: 05/17/97

SHARON LEE BARNETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 17, 1997

FILE NO. 2384

EXHIBIT "A"

The following described real property located in Skamania County, State of Washington, to wit:

A tract of land located in the Southwest quarter of the Southeast quarter of Section 23, Township 4 North, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point 1,072.5 feet North of the Southwest corner of the Southeast quarter of the said Section 23; thence North 247.5 Feet, more or less, to the Northeast corner of the Southwest quarter of the said Section 23; thence West to the Easterly right of way line of the Wind River Highway; thence South 03° 26' West following the Easterly line of said highway to a point due West of the Point of Beginning; thence East to the Point of Beginning.

Gary H. Martin, Skamania County Assessor

Date 9-14-97

4-22-34-100

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