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BOOK 178 PAGE 368

WHEN RECORDED MAIL TO:
Philip B. Janney, Attorney at Law
Landerholm, Memovich, et. al.
PO Box 1086
Vancouver, WA 98666-1086

FILED FOR RECORD
SKAMANIA CO. WASH

BY *Landerholm, Memovich et al*

JUN 15 4 45 PM '98

P. Laury
AUDITOR
GARY M. OLSON

SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT AND DEED

THE GRANTORS, ANN MORGAN HUGHES, CAROL MORGAN SMITH and SUSAN MORGAN GIBSON, Co-Trustees of the Morgan Family Trust under declaration of trust dated March 28, 1995, as amended, hereby convey, assign, transfer and set over to GRANTEE, CAROL MORGAN SMITH, as her separate property, all interest in that certain real estate contract dated August 1, 1995, together with any interest hereafter acquired, and to the following described real estate situated in Skamania County, Washington:

The East half of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 26, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

That certain contract being between ANN MORGAN HUGHES, CAROL MORGAN SMITH and SUSAN MORGAN GIBSON, Co-Trustees of the Morgan Family Trust, as "Seller", and Ray Butler and Martha Butler, husband and wife, and Greg Picard, a single person and Diana Picard, a single person, as "Buyer", for the sale and purchase of the above-described real estate. Said contract was recorded in Skamania County, Washington, under Auditor's File No. 122947. The Grantee hereby assume and agree to fulfill the conditions of said real estate contract.

DATED this 3RD day of June, 1998.

Ann Morgan Hughes
ANN MORGAN HUGHES, Trustee

Carol Morgan Smith
CAROL MORGAN SMITH, Trustee

Susan Morgan Gibson
SUSAN MORGAN GIBSON, Trustee

REAL ESTATE EXCISE TAX

N/A

JUN 15 1998

PAID *see excise # 17515 DED 8-01-95*

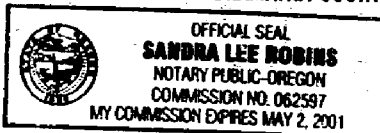
W. Jensen, Deputy
SKAMANIA COUNTY TREASURER

Assessor's Parcel No.: 04-07-26-3-0-2200-0

Real Estate Excise Tax paid on

August 1, 1995, under Receipt No. 17515

STATE OF Oregon)
) ss.
County of Multnomah)



I certify that I know or have satisfactory evidence that ANN MORGAN HUGHES is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

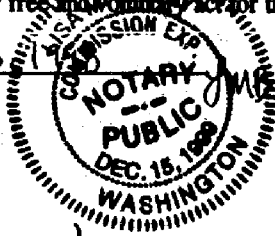
DATED: June 5, 1998

Sandra Lee Robins
Notary Public in and for the State of Oregon
Residing at 7555 75th Place S.E. Salem, Ore
My appointment expires: 5/2/2001 9/30/01

STATE OF WASHINGTON)
) ss.
 County of Clark)

I certify that I know or have satisfactory evidence that CAROL MORGAN SMITH is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: June 3, 1999



Susan M. Bailey
 Notary Public in and for the State of Washington
 Residing at Clark County.
 My appointment expires: 12-15-99

STATE OF WA)
) ss.
 County of Clark)

I certify that I know or have satisfactory evidence that SUSAN MORGAN GIBSON is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 6/4/98



Danielle M. Frahm
 Notary Public in and for the State of WA
 Residing at Clark Co.
 My appointment expires: 5/15/2002 DE