

136000

BOOK 192 PAGE 281

After recording, mail to:

Hazen & Madigan, PLLC
417 NE 4th Avenue
Camas, WA 98607

Alfred Thomas

Aug 12 12 50 PM '99

P. Savory

GARY H. MARTIN

REAL ESTATE EXCISE TAX

N/A

AUG 12 1999

PAID RECEIPT #19558 006-1-98

SKAMANIA COUNTY TREASURER

SELLER'S ASSIGNMENT OF

REAL ESTATE CONTRACT AND DEED

Grantor: Ziegler, Ray

Grantees: Thomas, Alfred E.

Thomas, June R.

Legal Description (abbreviated): Sections 20 & 21, T2N, R7E of WM

Assessors' Tax Parcel ID#: 02 07 21 00 0600 00 @-602 ALT

Reference No. of Assigned Document: Vol 177 Pg 785 AF 131747 6/1/98

THE GRANTOR, RAY ZIEGLER for value received, hereby assign, transfer and set over to ALFRED E. THOMAS and JUNE R. THOMAS, husband and wife, the assignees, his vendor's interest in a certain real estate contract entered into on the 1st day of June, 1998 between Ray Ziegler, as Seller and Ken W. Peterson Co., Inc., as Buyer, for the sale and purchase of the following real estate situated in Skamania County, Washington, including any interest therein that grantor may hereafter acquire:

PARCEL I

A tract of land situated in the B.B. Bishop D.L.C. No 39 in Section 20, Township 2, North, Range 7 East of the Willamette Meridian, being more particularly described as follows:

Lot 1 of the BI-STATE REDI-MIX Short Plat, recorded in Book 1 of Short Plats, Pages 70 to 70E inclusive, as recorded under Auditor's File No. 83854, Records of Skamania County, Washington.

Gary H. Martin, Skamania County Assessor

Date 8-4-99 Parcel # 2-7-21-600

Vol

granted
received, by
abstract
timed
series

PARCEL II

A parcel of land located in the West Half of Section 21, Township 2 North, Range 7 east of the Willamette Meridian, Skamania County, Washington, described as follows:

Lot 2 of the BI-STATE-REDI-MIX SHORT PLAT as recorded in Book 1 of Short Plats on Page 70, records of Skamania County, Washington;

EXCEPTING THEREFROM those portions conveyed to Skamania County Cemetery District by Deed recorded March 4, 1981 and May 1, 1985 under Auditor's File No. 92110 and 99193.

Gary H. Martin, Skamania County Assessor

Date 8-4-99 Parcel # 2-7-61-60-001

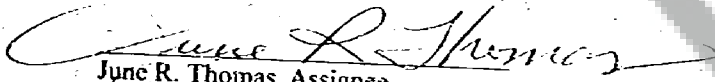
And grantor conveys and quit claims the above-described real property to assignees, who hereby assume and agree to fulfill the conditions of the real estate contract and grantor hereby covenants that there is now unpaid on the principal of said contract the sum of approximately \$132,034.00.

The payments pursuant to this assignment are intended to constitute payments of a certain Installment Note dated November 21, 1996 in the principal amount of \$65,000.00 with interest thereon at the rate of 14% per annum with Raymond Ziegler as maker. The parties agree that assignees are entitled to entire amount owing on the real estate contract as of the date of execution of this assignment together with interest thereon. If, however, Assignees are unable to collect under the real estate contract the full amount of principal and interest due and owing under the Installment Note, then Assignor shall remain personally liable for such remaining amount due.

DATED this 23 day of July, 1999.

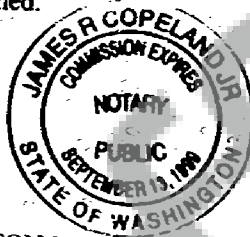
Ray Ziegler
Ray Ziegler, Assignor


Alfred E. Thomas
Alfred E. Thomas, Assignee


June R. Thomas, Assignee

STATE OF WASHINGTON)
) ss.
COUNTY OF Skamania

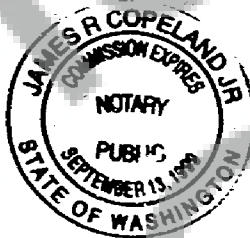
This is to certify that on the 27 day of July, 1999, before me personally appeared RAY ZIEGLER to me known to be the individual who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed for the purposes therein mentioned.

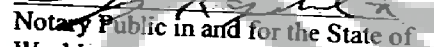



Notary Public in and for the State of
Washington, residing at Steverson
My commission expires 9-13-99

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK

This is to certify that on the 27 day of July, 1999, before me personally appeared ALFRED E. THOMAS and ~~JOHN R. THOMAS~~ to me known to be the individuals who executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the purposes therein mentioned.



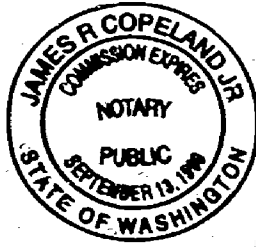

Notary Public in and for the State of
Washington, residing at Steverson
My commission expires 9-13-99

STATE OF WASHINGTON, }
County of Skamania } ss. ACKNOWLEDGMENT - Individual

On this day personally appeared before me June R. Thomas to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she
signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4 day of August, 19 99



[Signature]
Notary Public in and for the State of Washington,
residing at Stevenson

My appointment expires 9-13-99

STATE OF WASHINGTON, }
County of _____ } ss. ACKNOWLEDGMENT - Corporate

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared _____
and _____ to me known to be the

President and _____ Secretary, respectively, of _____
the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary
act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

[Signature]
Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

WA-46A (11/96)

This form is page _____ of _____ and is attached to _____ dated _____