

139357

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FILED FOR RECORD
SKAMANIA CO. WASH
BY CLARK COUNTY TITLE

Oct 11 9 08 AM '00

GARY H. OLSON
AUDITOR

Name AMERICAN EQUITIES, INC.
Address PO BOX 61427
1706 'D' STREET, SUITE A
City, State, Zip VANCOUVER, WA 98666

VENDOR-SELLER'S ASSIGNMENT OF CONTRACT AND DEED

CCT-103219
THE GRANTOR AMERICAN EQUITIES, INC., a Washington corporation, for value received does convey and warrants to MID-OHIO SECURITIES CORP., CUSTODIAN FBO OSCAR ANDERSON, IRA, as to an undivided 75.51% interest and OSCAR ANDERSON AND VIRGINIA ANDERSON, as to an undivided 24.49% interest, 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:

PARCEL NO.: 02-05-20-0-0-0609 page 2
LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
ABBREVIATED LEGAL: TRACKS 3 & 4 SP2-209

THIS ASSIGNMENT is subject to the terms of that certain Partial Purchase of Payments Agreement dated October 28, 1999 and executed by, AMERICAN EQUITIES, INC., a Washington Corporation, as Assignor, and, MID-OHIO SECURITIES CORP., CUSTODIAN FBO OSCAR ANDERSON, IRA, as to an undivided 75.51% interest and OSCAR ANDERSON AND VIRGINIA ANDERSON, as to an undivided 24.49% interest, as Assignee representing the purchase of 56 monthly payments; semi-annual payments in the amount of \$1,000.00 due each November and March and the sum of \$32,351.26 from the payment (the Buyer's share) of the Instrument due on June 25, 2004.

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated June 9, 1999 between ROBERT C. WHITAKER AND LARISA WHITAKER, husband and wife, as Seller and VINCE BROWN AND MELANIE BROWN, husband and wife, as Purchaser, recorded as AF 135405, in Volume 190, at page 254 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 \$43,000.00.

Dated: October 26, 1999

Gary H. Martin, Skamania County Assessor

Date 10-11-00

Parcel # 02052000060900

AMERICAN EQUITIES, INC.

BY: MAUREEN T. WILE, Secretary

STATE OF WASHINGTON

COUNTY OF CLARK

I certify that I know or have satisfactory evidence that MAUREEN T. WILE is the person who appeared before me, and said person acknowledged that she signed this instrument on oath stated that she was authorized to execute the instrument and acknowledge it as the SECRETARY of AMERICAN EQUITIES INC., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-4-99

Sharon L. Lucas

TITLE

MY APPOINTMENT EXPIRES: 12-15-00

SHARON L. LUCAS
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 15, 2000

REAL ESTATE EXCISE TAX

N/A

OCT 11 2000

PAID TO SKAMANIA COUNTY
OCT 11 2000
SKAMANIA COUNTY TREASURER

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Exhibit A

A parcel of property located in the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

The North half of Tracks 3 and 4 of that Short Plat recorded in Book 2 of Short Plats, page 209, Skamania County Records, plus an exclusive easement for ingress, egress and utilities running across and over the Westerly 30 feet of newly created Lot 4 (formerly Tract 3)

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over the West 60 feet of the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

ALSO a non-exclusive easement for ingress, egress and utilities 60 feet in width, the centerline being the North boundary of the South half of the South half of the Northwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, excluding the East 30 feet thereof.