

147374

BOOK 236 PAGE 6

James & Mary Jefferson  
PO Box 143  
North Bonneville, WA 98639

REAL ESTATE EXCISE TAX

22771

PAID 4 JAN 24 2003

1,340.90  
Vicki Clallan, Dep.  
SKAMANIA COUNTY TREASURER

Grantor: Ken W. Peterson Co., Inc.  
Grantees: Jefferson, James Michael  
Jefferson, Mary Ann

Legal Description: Lot 1, BI-STATE REDI-MIX Short Plat  
Additional legal below.

Assessor's Property Tax Parcel Account No.: 02 07 21 00 0600 00

Reference No. of Related Documents: Vol. 177, Pg 785 AF 131747 6/1/98  
SER 24905

PURCHASER'S ASSIGNMENT OF REAL ESTATE CONTRACT

For value received the undersigned Assignor, holder of that certain real estate contract entered into on the 1<sup>st</sup> 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, to wit:

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.

Tax Lot No. 02 07 21 00 0600 00

Gary H. Martin, Skamania County Assessor  
Date 01/24/03 Parcel # 2-7-21-600

does hereby assign, transfer and set over to James Michael Jefferson and Mary Ann Jefferson, husband and wife, the Assignee, the said real estate contract, and said Assignor does bargain, sell and convey the above-described premises to Assignee, who hereby assumes and agrees to fulfill the conditions of said real estate contract.

The parties acknowledge that a Seller's Assignment of Real Estate Contract and Deed, dated July 23, 1999 and recorded on August 12, 1999 in Book 192, Page 281, Records of Skamania County, Washington was entered into between Ray Ziegler, as Grantor, and Alfred E. Thomas and June R. Thomas, as Grantees. The parties acknowledge that Alfred E. Thomas and June R. Thomas

own the vendor's interest in the real estate contract, including the right to receive the unpaid balance of the purchase price and the right to exercise the seller's remedies upon default by the buyer. The grantor hereby covenants that there is now unpaid on the principal of said contract the sum of approximately \$103,758.07.

Dated this 9<sup>th</sup> day of January, 2003.

GRANTEES/ASSIGNEES:

James Michael Jefferson  
JAMES MICHAEL JEFFERSON

Mary Ann Jefferson  
MARY ANN JEFFERSON

GRANTOR/ASSIGNOR:

KEN W. PETERSON CO., INC.  
a Washington corporation.

By: Dennis A. Peterson  
DENNIS A. PETERSON,  
Its: President/Secretary/Treasurer

By: Keneth W. Peterson  
KENETH W. PETERSON  
Its: Vice-President

ACKNOWLEDGED:

Alfred E. Thomas  
ALFRED E. THOMAS

June R. Thomas  
JUNE R. THOMAS

STATE OF WASHINGTON )  
County of Skamania ) ss.

I certify that I know or have satisfactory evidence that JAMES MICHAEL JEFFERSON and MARY ANN JEFFERSON signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN to before me this 9<sup>th</sup> day of January, 2003.



*[Signature]*  
Notary Public for the State of Washington  
Presiding at: Stevenson, therein.  
My commission expires: 3-1-2005

STATE OF WASHINGTON )  
County of Skamania ) ss.

I certify that before me, the undersigned, a NOTARY PUBLIC in and for the State of Washington, duly commissioned and sworn, personally appeared DENNIS A PETERSON and KENETH W. PETERSON, to me known to be the President/Secretary/Treasurer and Vice-president, respectively, of KEN W. PETERSON CO., INC., the Washington corporation that executed the foregoing instrument, and acknowledged 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 they were authorized to execute the said instrument.

SUBSCRIBED AND SWORN to before me this 9<sup>th</sup> day of January, 2003.



*[Signature]*  
Notary Public for the State of Washington  
Presiding at: Stevenson, therein.  
My commission expires: 3-1-2005

BOOK 236 PAGE 9

STATE OF WASHINGTON, }  
County of Skamania } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Alfred G. Thomas and  
June R. Thomas to me known  
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they  
signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24 day of January, 2003

Notary Public  
State of Washington  
JAMES R COPELAND, JR  
MY COMMISSION EXPIRES  
September 13, 2003

[Signature]  
Notary Public in and for the State of Washington,  
residing at Stevenson  
My appointment expires 9-13-03

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.

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

My appointment expires \_\_\_\_\_

WA-46A (11/96)

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_