

WHEN RECORDED RETURN TO:

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

SELLER'S ASSIGNMENT OF CONTRACT AND DEED

THE GRANTOR MID-OHIO SECURITIES CORP., CUSTODIAN FBO OSCAR ANDERSON, IRA as to an undivided 75.51% interest, for value received does convey and warrants to PENSICO TRUST COMPANY FBO OSCAR ANDERSON, IRA, 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:

Abbr: Legal: Tracks 3 & 4 SP2-209

Full Legal: See Page 2

Excise No: #20241

Parcel No: 02-05-20-00060900 *JN 12/22/04*

THIS ASSIGNMENT is given for the purpose of releasing any and all interest in the terms and conditions of that certain Assignment dated October 28, 1999. Said Assignment recorded October 11, 2000 under Auditor's No. 139357, Book 203, Page 381 official records of Skamania County, Washington.

THIS ASSIGNMENT is given for the purpose of releasing any and all interest in the terms and conditions 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 \$36,464.96.

Dated: April 24, 2003

MID-OHIO SECURITIES CORP., CUSTODIAN FBO OSCAR ANDERSON, IRA as to an undivided 75.51% interest

REAL ESTATE EXCISE TAX

N/A

BY:

Leonard J. Gibel
Secretary

DEC 22 2004

PAID *See Excise #20241 dtd 6/11/99*

Cy. deputy

SKAMANIA COUNTY TREASURER

STATE OF OHIO

COUNTY OF LORAIN

On this 16TH day of DECEMBER, 2004 before me, the undersigned, a Notary Public in and for the State of OHIO, duly commissioned and sworn, personally appeared

LEONARD J. GIBEL and to me known to be the _____

President and _____ Secretary, respectively, of MID-OHIO SECURITIES 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 HE/SHE IS authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

Marjorie E. Daley

Notary Public in and for the State of OHIO
residing at ELYRIA, OHIO
MY COMMISSION EXPIRES: 03 27-07
FILE NO: P3126



MARJORIE E. DALEY

Notary Public

In and for the State of Ohio

My Commission Expires
March 27, 2007

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, excepting the East 660 feet thereof.