

Doc # 2004155703
Page 1 of 3
Date: 12/22/2004 12:07P
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$21.00

WHEN RECORDED RETURN TO:

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

SELLER'S ASSIGNMENT OF CONTRACT AND DEED

THE GRANTOR PENSICO TRUST COMPANY FBO OSCAR ANDERSON, IRA as to an undivided 75.51% interest, for value received does convey and warrants to AMERICAN EQUITIES, INC., A WASHINGTON CORPORATION, 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 3
Excise No: #20241
Parcel No: 02-05-20-00060900 12-22-04
fr

THIS ASSIGNMENT is given for the purpose of releasing any and all interest in the terms and conditions of that certain Assignment dated APRIL 24, 2003 IN FAVOR OF PENSICO TRUST COMPANY FBO OSCAR ANDERSON, IRA as to an undivided 75.51% .

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

PENSICO TRUST COMPANY
FBO OSCAR ANDERSON, IRA as to an undivided 75.51%
interest

BY:

John Beaten
JOHN BEATEN

05/12/03

FOR NOTARY ACKNOWLEDGEMENT SEE PAGE 3.
FILE NO: P3126

REAL ESTATE EXCISE TAX
N/A

DEC 22 2004
PAID *Revenue 20241 dtl 6/1/04*
by deputy
SKAMANIA COUNTY TREASURER

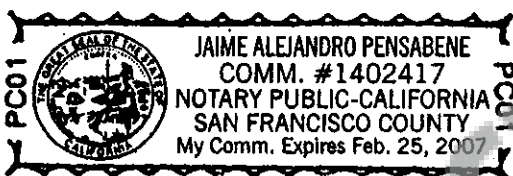
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Francisco } ss.

On Monday, May 12, 2003 before me, Jaime Alejandro Pensabene
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared John Beater

Name(s) of Signer(s)

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Seller's Assignment of Contract and Deed

Document Date: April 24, 2003 Number of Pages: two (2)

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: John Beater

- ☐ Individual
☒ Corporate Officer — Title(s): Vice President, PENSICO
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: PENSICO FBO OSCAR ANDERSON AN102

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

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.