

WHEN RECORDED RETURN TO:

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

SELLER'S ASSIGNMENT OF CONTRACT AND DEED

THE GRANTOR OSCAR ANDERSON AND VIRGINIA ANDERSON, as to an undivided 24.49% 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 2

Excise No: #20241

Parcel No: 02-05-20-00060900 *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

Oscar Anderson
OSCAR ANDERSON

Virginia Anderson
VIRGINIA ANDERSON
REAL ESTATE EXCISE TAX

N/A

STATE OF WASHINGTON }

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COUNTY OF CLARK }

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On this 24TH day of APRIL, 2003 personally appeared before me OSCAR ANDERSON AND VIRGINIA ANDERSON to me known to be the individual(s) described in and who executed the within 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 24TH day of APRIL, 2003

Miles P. Minsker
Notary Public in and for the State of WASHINGTON
residing at VANCOUVER

My commission expires: 7/25/2006

FILE NO: P3126

MILES P. MINSKER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 25, 2006

STATE OF

DEC 22 2004

COUNTY OF

PAID

See excise 20241 dated 6/11/99

On this

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before me, the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared

_____ and to me known to be the X 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 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.

Notary Public in and for the State of

residing at

MY COMMISSION EXPIRES:

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.