

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

THE GRANTOR AMERICAN EQUITIES, INC., a Washington corporation, for value received does convey and warrants to AMERICAN EAGLE MORTGAGE 1, LLC, A Washington Limited Liability Company 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 12-22-04
LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
ABBREVIATED LEGAL: TRACKS 3 & 4 SP2-209
EXCISE NO: 20241

"IT IS THE INTENT OF THIS ASSIGNMENT TO ASSIGN THE FULL CONTRACT".

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 8, 2003

AMERICAN EQUITIES, INC.

BY: Ross C. Miles
ROSS C. MILES, PRESIDENT

STATE OF WASHINGTON }
COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that ROSS C. MILES 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 PRESIDENT of AMERICAN EQUITIES INC., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-8-03

Sharon Lee Barnett
Notary Public for the State of Washington
Residing in Vancouver, WA

MY APPOINTMENT EXPIRES 12-2003

REAL ESTATE EXCISE TAX
N/A

DEC 22 2004

PAID Excise 20241 dtd 6/11/99
cg deputy
SKAM. COUNTY TREASURER

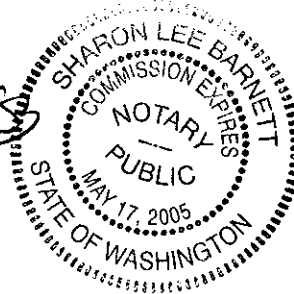


Exhibit A

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.