

Doc # 2005157398
Page 1 of 4
Date: 05/24/2005 08:58A
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$22.00

AFTER RECORDING MAIL TO:

Name _____

Address _____

City / State _____

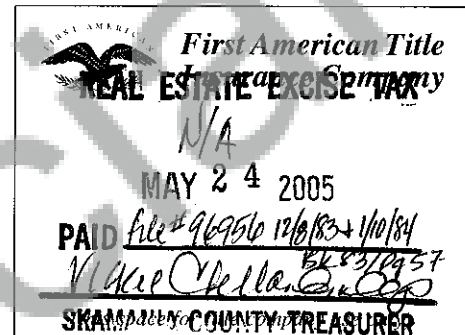
Document Title(s): (or transactions contained therein)

1. *Affidavit of Leasehold Purchase*
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

CONTRACT 1-10-84 in Book 83 page 57
Auditor NO 96956.

☐ Additional numbers on page _____ of document



Grantor(s): (Last name first, then first name and initials)

1. *Landacke, Kevin*
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. *Public*
- 2.
- 3.
- 4.
5. ☒ Additional names on page 2 of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

SE 1/4 Sec 26, T7 N, R6 E

☒ Complete legal description is on page 4 of document *07-06-26-0-0-0501-00*

Assessor's Property Tax Parcel / Account Number(s): *96-000501*
96-000500 Part
5-24-05
Garvin

WA-1

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

AFFIDAVIT OF LEASEHOLD PURCHASER

STATE OF WASHINGTON)
) ss:
County of Skamania)

I, Kevin Landacre, being first duly sworn, on oath, do hereby depose and say:

I am the purchaser under that certain Real Estate Contract dated December 8, 1983 and recorded January 10, 1984 in Book 83, Page 57, Auditor's file No. 96956 between James and Neomi Ann Gipe as Sellers and Kevin John Landacre as Purchaser, for the sale a purchase of Seller's leasehold interests as evidenced by the two leases attached as exhibits to the recorded Contract, and personal property located thereon.

I made payments pursuant to this Real Estate Contract directly to the Sellers as required by the Contract from December 29, 1983 through December 24, 1994 whereupon I paid the entire remaining balance. A copy of the Seller's payment ledger given to me at payoff is attached as Exhibit "A" showing the payments made and acknowledged by the Seller's initials, as well as the date of final payment, October 24, 1994, signed by the Seller.

At the time I paid the remaining balance on the purchase price, James Gipe also provided me with the Earnest Money Receipt and Agreement to Purchase (copy attached as Exhibit "B") with the following notation inscribed on the last page:

all money paid in full
10-24-94
Leases to be Totally Assigned to
Kevin Landacre
Satisfied.
s/Jim Gipe

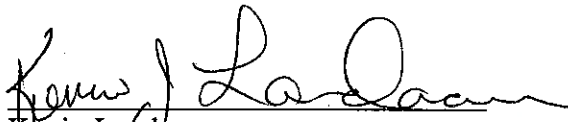
About the time I first signed the Real Estate Contract, James Gipe informed me that I would be assigned the leases attached as exhibits to the recorded Contract when I paid off the loan.

Since I entered into the Real Estate Contract, I have been in continuous possession of the premises, and I have paid lease payments to Waterfront Recreation, Inc. as the prime lessee pursuant to the terms of their leases with the Gipes. I believe my Seller intended

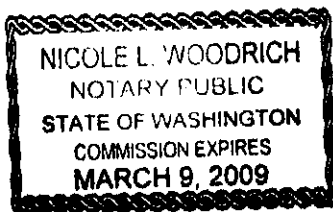
///
RECORDER'S NOTE: EXHIBITS "A" & "B", REGARDING THE
PAYMENT LEDGER & EARNEST MONEY RECEIPT, NOT ATTACHED
AT THE TIME OF RECORDING.


the notation on my payment ledger and the Earnest Money Agreement to act as an assignment of the underlying leases.

Dated this 12 day of May, 2005.


Kevin Landacre

SUBSCRIBED and sworn to before me on May 12, 2004 by Kevin Landacre.




Notary Public of Washington

Unofficial Copy

EXHIBIT 'A'

PARCEL I

That portion of the Northeast Quarter of the Southeast Quarter of Section 26, Township 7 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying East of the Forest Service Road.

PARCEL II

A portion of the West Half of the Northwest Quarter of the Southwest Quarter of Section 25, Township 7 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the West Quarter Section corner of said Section 25, running thence, along the East-West centerline thereof, East 200 feet, thence South 39° East 140 feet, thence South 50 feet thence South 13° West 240 feet, thence South 30° East 150 feet, thence South 40° West 230 feet, to a point on the North line of the BG-EC-1000 Road, thence along said North line West 160 feet, to the West line of said Section 25, thence along said West line, North 690 feet to the point of beginning.