

Doc # 2007164868
Page 1 of 5
Date: 02/01/2007 02:37P
Filed by: CLARK COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$36.00

After recording, return to: **REAL ESTATE EXCISE TAX**

Trust Accounting Center
P O Box 730
Anacortes WA 98221

N/A
FEB - 1 2007

PAID Re Excise 26166 DTD 7/31/2006
Vivian Orellana, Deputy
SKAMANIA COUNTY TREASURER

Account Servicing 6001-6026

Clark County Title No. Order
No. 00113518

Deed and Seller's Assignment of Real Estate Contract

113518

Grantor/Assignor: Anthony D. Walker, an unmarried man

Grantee/Assignee: The James W. Lang and Rowena L. Lang Revocable Living Trust dated November 15, 2001, James W. Lang and Rowena L. Lang, Trustees and/or Trustees, as to an undivided 1/2 interest only, and Larry L. Stevens, a single man, as to the remaining undivided 1/2 interest only

Abbreviated Legal Description: Lot 2 SP3-273

Skamania County Tax Assessor's Parcel No. 02-05-33-0-0-0104-00

County Excise Tax Receipt No. 26166 dated July 31, 2006

Additional Legal Description is on Page 2

Reference: Real Estate Contract dated July 26, 2006, and recorded July 31, 2006, as Skamania County Auditor's File No. 2006162480, re-recorded on January 22, 2007, as Skamania County Auditor's File No.

2007164134

Seller(s): Anthony D. Walker, an unmarried man

Buyers(s): Tony Morales and Kasey Morales, husband and wife

The undersigned *Grantor(s)*,

Anthony D. Walker, an unmarried man at all times since July 26, 2006

216 SW Frenwood Way

Beaverton OR 97005

Phone: 503-544-4630

for value received, does hereby convey, grant, and warrant to:

The James W. Lang and Rowena L. Lang Revocable Living Trust dated November 15, 2001, James W. Lang and Rowena L. Lang, Trustees and/or Trustors, as to an undivided ½ interest only, and Larry L. Stevens, a single man, as to the remaining undivided ½ interest only

500 Wall Street #405

Seattle WA 98121-1577

Phone: (206) 448-1160

Grantee(s),

the following described real estate, situated in the County of Skamania, State of Washington, to-wit:

A tract of land in the Northeast quarter of the Northeast quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

Lot 2 of the CARLETON HEIGHTS SHORT PLAT, recorded in Book "3" of SHORT PLATS, page 273, records of Skamania County, Washington.

Skamania County Assessor

Date 01/17/17 Parcel# 2-5-33-104

SUBJECT TO: That certain real estate contract dated July 26, 2006, between Dale R. Lewis and Andrea Lewis, husband and wife, as seller, and Anthony D. Walker, as purchaser, recorded July 31, 2006, under Skamania County Auditor's file no. 2006162479, excise tax paid receipt no. 26165.

The current balance owing is \$44,976.21 with 9% interest paid to 12-26-06, with the next monthly principal and interest payment of \$445.50 due on or before 1-26-07. The entire amount of principal plus accrued interest is due on or before 10-26-2022.

SUBJECT TO: Easements, reservations, covenants, conditions, and restrictions of record, if any.

and does hereby sell, assign, transfer and set over to the Grantee the above described real estate contract, together with all sums of money due or to become due according to the terms and provisions thereof, and the Grantor warrants that Grantor has good right and lawful title to convey the same to the above-named Grantee.

The Grantor warrants that the principal balance owing on the Real Estate Contract is \$46,494.87 plus \$333.60 accrued unpaid interest payable at 7% interest paid to December 26, 2006, with the next scheduled monthly partial interest payment of \$204.50 due January 26, 2007, which has been paid. Beginning 7-26-2007, the interest rate increases to 8% and the monthly partial interest payment increases to \$254.50. The entire amount of principal and accrued interest is due on or before January 26, 2008.

This is a complete assignment of the Grantor's interest in the herein-described Real Estate Contract. The Buyers under the Real Estate Contract are instructed to make all further payments to Grantee upon receipt of a copy of this document or other notification by Grantor of the sale of Grantor's interest in the Real Estate Contract.

Grantor warrants that Grantor has not used Grantor's right, title or interest in the Real Estate Contract as security or a loan of any kind or nature whatsoever that has not been paid in full; that Grantor has not filed any financing statements pursuant to the Uniform Commercial Code for collateral purposes; that Grantor has not previously sold or pledged any right, title or interest of Grantor in the Real Estate Contract.

Grantor warrants that there is vehicular access to the property and that it is not landlocked.

All warranties shall survive recording. Should any warranties herein be untrue at the time of recording or thereafter, Grantor agrees to be liable to Grantee, or assigns, in damages or by way of specific performance, at Grantee's, or assigns', sole and absolute discretion, and to pay reasonable costs and attorney fees.

Dated this 29 day of January, 2007.

Anthony D. Walker

Anthony D. Walker

State of OREGON)
)ss
County of MULT)

On this 29 day of January, 2007, personally appeared before **Anthony D. Walker** to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Sandy Neuburger

Signature of Notary Public in for the
State of OREGON

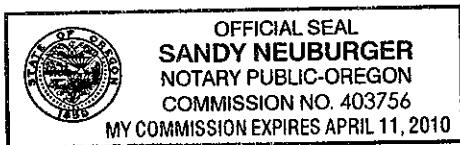
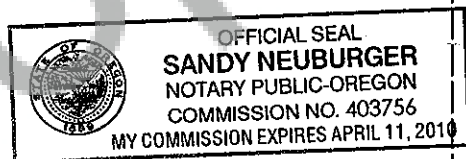
Sandy Neuburger

Print/type Name of Notary Public

Residing in Mult Co

My Commission Expires April 11, 2010

Place Notary Seal Here



In the event of my death, this asset shall be the sole and separate property of my daughter, Lorelei Stevens, as her sole and separate estate.

Larry L. Stevens
Larry L. Stevens

DATE: January 30, 2007

State of Washington)
)ss
County of King)

On this 30 day of January, 2007, personally appeared before me **Larry L. Stevens**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Dennis E. Roberts

Signature of Notary Public in for the
State of Washington

Dennis E. Roberts

Print/type Name of Notary Public

Residing in Seattle

My Commission Expires April 9, 2007

