

AFTER RECORDING RETURN TO:

Stephen D. Thompson and
Lori Holliday-Thompson
316 Olsen Road
Kelso, WA. 98624

Scr 31851

**DEED AND PURCHASER'S ASSIGNMENT OF REAL ESTATE CONTRACT
AND MODIFICATION OF REAL ESTATE CONTRACT**

THIS DEED AND PURCHASER'S ASSIGNMENT OF REAL ESTATE CONTRACT AND MODIFICATION OF REAL ESTATE CONTRACT, is made and entered into this 30 day of June, 2010, by and between **CAROL E. VASSAR**, a single woman, **JERRY L. HEFLIN**, a single man, and **STEPHEN D. THOMPSON** and **LORI HOLLIDAY-THOMPSON**, husband and wife.

WITNESETH

WHEREAS, by Real Estate Contract dated the May 25, 2006, and recorded under Skamania County Auditor's File No. 2006161761, Carol E. Vassar, as Seller, sold to Jerry L. Heflin and Bonnie L. Heflin, husband and wife, as Purchasers certain real property situate in Skamania County, Washington; described as follows:

Tax Serial No. 07-06-18-4-1-1100 00

Skamania County Assessor
Date 7-8-10 Parcel# 7-6-18-4-1-1100
2m

The East half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 18, Township 7 North, Range 6 East of the Willamette Meridian, Skamania County, Washington.

EXCEPT the North 30 feet and the South 30 feet thereof, reserved for road purposes.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, and agreements of record, if any.

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REAL ESTATE EXCISE TAX

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28651

JUL - 8 2010

PAID

\$ 846.50

Sudrey Tekoni Deputy
SKAMANIA COUNTY TREASURER

and,

WHEREAS, JERRY L. HEFLIN was awarded the purchaser's interest in said real property pursuant to Decree of Dissolution filed March 31, 2008 in Lincoln County, Washington Superior Court case number 07-3-04287-8; and

WHEREAS, JERRY L. HEFLIN desires to assign the Purchaser's interest in said contract and real property to STEPHEN D. THOMPSON and LORI HOLLIDAY-THOMPSON; and

WHEREAS, CAROL E. VASSAR is in agreement with said assignment, and is willing to modify the terms of payment required under said Real Estate Contract with STEPHEN D. THOMPSON and LORI HOLLIDAY-THOMPSON;

AGREEMENT

NOW THEREFORE, for an in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. ASSIGNMENT OF REAL ESTATE CONTRACT

GRANTORS, JERRY L. HEFLIN, a single man, for value received does hereby convey and quit claim to STEPHEN D. THOMPSON and LORI HOLLIDAY-THOMPSON, husband and wife, the Grantees, the following described real estate, situated in Skamania County, State of Washington, together with all after acquired title of the Grantors therein:

Tax Serial No. 07-06-18-4-1-1100 00

The East half of the Southeast quarter of the Southeast quarter of the Northeast quarter of Section 18, Township 7 North, Range 6 East of the Willamette Meridian, Skamania County, Washington.

EXCEPT the North 30 feet and the South 30 feet thereof, reserved for road purposes.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, and agreements of record, if any.

and does hereby assign, transfer and set over to the Grantees that certain Real Estate Contract dated the 25th day of May, 2006, and recorded under Skamania County Auditor's File No. 2006161761, between Carol E. Vassar, a single woman, as Seller, and Jerry L. Heflin and Bonnie L. Heflin, husband and wife, as Purchasers of the above-described real property. Grantees STEPHEN D. THOMPSON and LORI HOLLIDAY-THOMPSON agree to fulfill the conditions of said real estate contract except as modified below.

SDT LHT

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2. CONSENT AND MODIFICATION OF REAL ESTATE CONTRACT

2.1 Consent. Seller CAROL E. VASSAR hereby consents to the assignment by JERRY L. HEFLIN of said Real Estate Contract to STEPHEN D. THOMPSON and LORI HOLLIDAY-THOMPSON.

2.2. Modification. Seller CAROL E. VASSAR and STEPHEN D. THOMPSON and LORI HOLLIDAY-THOMPSON hereby agree as follows:

2.2.1 Balance Owing. The principal balance due under said Real Estate Contract as of June 30, 2010 is \$37,621.00.

2.2.2 Extension of Due Date. The entire principal balance including any accrued interest under said Real Estate Contract shall be due in full on or before June 30, 2015.

2.2.3. Monthly Payment Amount. The monthly payment amount is changed to \$248.28, which amount shall be due on the 30th of each and every month commencing on July 30, 2010.

2.3 Remaining Provisions of Real Estate Contract. The remaining provisions of said Real Estate Contract, including but not limited to the Due on Sale provisions, shall remain in full force and effect except as modified herein.

Carol E. Vassar
CAROL A. VASSAR

July 1st
~~June~~ 1st, 2010
Date

Jerry L. Heflin
JERRY L. HEFLIN

June 30, 2010
Date

Stephen D. Thompson
STEPHEN D. THOMPSON

July 7th
~~June~~ 7th, 2010
Date

Lori Holliday-Thompson
LORI HOLLIDAY-THOMPSON

July 7, 2010
~~June~~ 7
Date

STATE OF WASHINGTON)

: SS.

COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that CAROL E. VASSAR is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 1st day of July, 2010.



NOTARY PUBLIC in and for the State
of Washington; my appt. expires:

3-9-2011

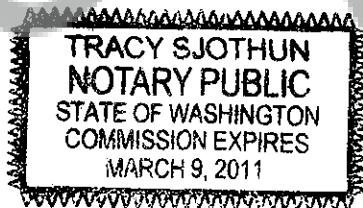
STATE OF WASHINGTON

: SS.

COUNTY OF CLARK

I certify that I know or have satisfactory evidence that JERRY E. HEFLIN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 30th day of June, 2010.



NOTARY PUBLIC in and for the State
of Washington; my appt. expires:

3.9.201

STATE OF WASHINGTON)

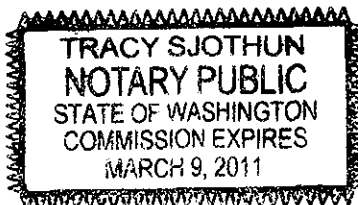
: SS

COUNTY OF CLARK)

***Lori Holliday-Thompson**

I certify that I know or have satisfactory evidence that * is the person who appeared before me, and said person acknowledged that he signed this instrument, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 7th day of July, 2010.



NOTARY PUBLIC in and for the State
of Washington; my appt. expires:

3-9-2011

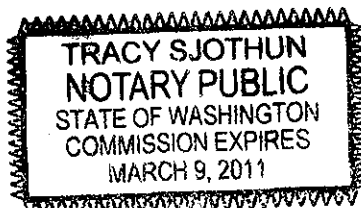
STATE OF WASHINGTON)

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COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that STEPHEN D. THOMPSON and LORI HOLLIDAY-THOMPSON are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument. ,

DATED this 7th day of July, 2010.



NOTARY PUBLIC in and for the State
of Washington; my appt. expires:

39. 2011