

AFTER RECORDING MAIL TO:

Woodrich & Archer LLP
P.O. Box 510
Stevenson WA 98648
(509) 427-5665

Document Title(s) or transactions contained therein:

1. Amendment of Real Estate Contract

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

1. Clifford McGuire

☐ Additional names on page ____ of document

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

1. Paul W. Russin

☐ Additional names on page ____ of document

Abbreviated Legal Description: [i.e., lot/block/plat or sec/twp/range/1/4/1/4]

Lot 25 of Wind River Estates Subdivision Phase 2 according to the plat thereof, recorded in Book B of Plats, Page 90

☐ Complete legal description is on page ____ of document

Reference Number(s) of Documents Assigned or Released: [Bk/Pg/Aud#]

(Real Estate Contract Amended recorded at AF 200616377)

☐ Additional numbers on page ____ of document

Assessor's Property Tax Parcel/Account Number(s):

03-08-29-3-1-0123-00

☐ Property Tax Parcel ID is not yet assigned

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
WOODRICH & ARCHER LLP
P.O. Box 510
Stevenson, WA 98648
(509)427-5665
(509)427-7618

REAL ESTATE EXCISE TAX

29092
JUN -1 2011

PAID *exempt*
Vicki Chellens, Deputy
SKAMANIA COUNTY TREASURER

AMENDMENT TO REAL ESTATE CONTRACT

Grantor (s) McGuire Enterprises LLC, A Washington Limited Liability Corporation
Grantee (s) Paul W. Russin, A Married Man dealing in his Separate Estate
Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: Lot 25 of Wind River Estates Subdivision Phase 2, according to the plat
thereof, recorded in Book B of Plats, Page 90.
Additional Legal on page(s)
Assessor's Tax Parcel No's: 03-08-29-3-1-0123-00 *DA*

Skamania County Assessor
Date *5-31-11* Parcel *3-8-29-3-1-123*
DA

RECITALS

WHEREAS, Clifford F. McGuire, as President of McGuire Enterprises LLC, ("Seller") has
previously entered into a Real Estate Contract with Paul W. Russin, A Married Man dealing in
his Separate Estate, ("Purchaser");

WHEREAS, said Real Estate Contract was dated April 21, 2006 and was recorded on May 1,
2011 in the records of Skamania County at Auditor's File Number 2006161377;

WHEREAS, said Real Estate Contract required the Purchaser, Paul W. Russin, to pay the Seller,
Clifford F. McGuire, President of McGuire Enterprises LLC, the remaining principal balance of
Eighty Thousand Dollars in monthly installments at eight percent interest (8%) with the entire
remaining balance of both principal and interest to be paid on or before May 15, 2011;

WHEREAS, the Purchaser has requested, and Seller has agreed, to amend the terms of the Real
Estate Contract recorded on May 1, 2011 at Auditor's File Number 200616377 as set forth
below;

WHEREAS, all other terms of the Real Estate Contract recorded on May 1, 2006 at Auditor's

File Number 2001161377 shall remain the same and shall remain in full force and effect and shall not be changed or superseded by this Amendment.

AGREEMENT

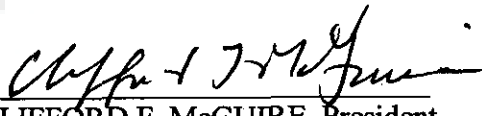
Seller, McGuire Enterprises LLC, by Clifford F. McGuire, President, and Purchaser, Paul W. Russin, A Married Man dealing in his Separate Estate, hereby agree to amend the terms of the Real Estate Contract recorded at Auditor's File Number 2006161377 for the following described real estate situated in Skamania County, Washington, more fully described in Exhibit "A" attached hereto and incorporated herein as if fully set forth:

Lot 25 of the Wind River Estates, Subdivision Phase 2, according to the plat thereof, recorded in Book B of Plats, Page 90, in the County of Skamania, State of Washington. Tax Parcel No. 03-08-29-3-1-0123-00.

The terms and conditions of the **Amended Real Estate Contract**, Section 1.3 are as follows (in bold):

1.3 Purchaser agrees to pay the remaining balance of this Agreement, being the sum of **Seventy Thousand Three Hundred Sixty One Dollars and 36/100** in monthly installments of **Five Hundred Dollars (\$500.00)**, or more at Purchaser's option, commencing on **May 15, 2011**, and continuing on the same day of each succeeding month until the entire unpaid principal balance and interest thereon have been paid in full. **The entire remaining balance of both principal and accrued interest shall be paid on or before May 15, 2013 in accordance with the amortization schedule attached hereto as Exhibit "B".** The amount of the final payment shall be the total of the principal and interest remaining unpaid plus any unpaid late charges at the time of the final payment. The unpaid principal balance shall bear interest from May 15, 2011 at the rate of **Five Percent (5%)** per annum. Any payments made that are in excess of the monthly installment shall be applied toward late penalties and accrued interest, if any, then to principal.

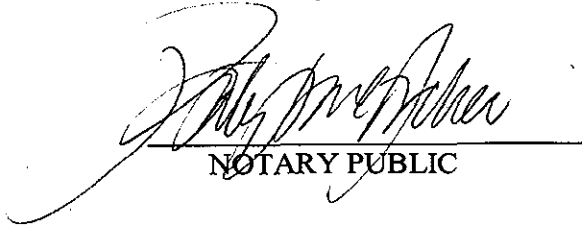
DATED this 5th day of May, 2011.

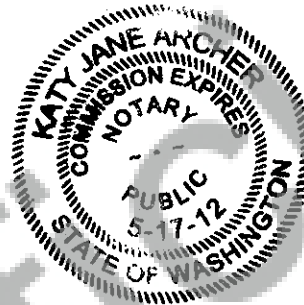

CLIFFORD F. McGUIRE, President
McGuire Enterprises LLC
Seller

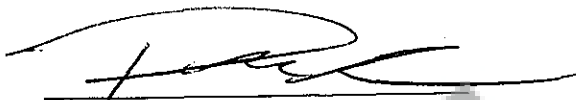
On May 5th, 2011, before me, Katy J. Archer, a Notary Public, personally appeared Clifford F. McGuire, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to that she executed the same in her authorized capacity and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


NOTARY PUBLIC




PAUL W. RUSSIN,
Purchaser

STATE OF WA)
County of Clark) ss.

On May 17, 2011, before me, P. J. ONSLOW, a Notary Public, personally appeared Paul W. Russin, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to that she executed the same in her authorized capacity and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of WA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


NOTARY PUBLIC

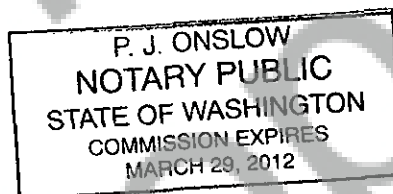


EXHIBIT 'A'

A tract of land situated within the Southwest Quarter of the Northeast Quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington and described as follows:

Lot 25 of the WIND RIVER ESTATES SUBDIVISION, according to the map thereof, recorded in Book 'B' of Plats, Pages 90-95, Auditor File No. 129340.

Plus beginning at an iron pipe with brass cap on the West line of said Southwest Quarter of the Northeast Quarter lying North $01^{\circ}01'15''$ East, 1228.61 feet from the Southwest corner thereof (which is the Northwest corner of Wind River Estates Subdivision, as shown on said Plat); thence North $86^{\circ}13'50''$ East, 137.94 feet to the Northwest corner of Lot 25; thence South $01^{\circ}01'15''$ West, 184.58 feet along the West line of said Lot 25 to the Southwest corner thereof; thence North $75^{\circ}46'01''$ West, 196.34 feet to the West line of said Southwest Quarter of the Northeast Quarter; thence North $01^{\circ}01'15''$ East, 140.00 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO easements and conditions of use for access and utility purposes as shown on said Plat.

EXCEPTING THEREFROM a triangular parcel of land described as follows:

Beginning at a point lying South $01^{\circ}01'15''$ West, 140.00 feet from the Northwest corner of said Wind River Estates Subdivision; thence South $75^{\circ}46'01''$ East, 170.42 feet to a point; thence North $01^{\circ}22'33''$ East, 35.77 feet to the Southerly edge of Frances Lane private road; thence along the Southerly edge of said road North $80^{\circ}35'39''$ West, 26.84 feet; thence leaving said road North $89^{\circ}16'48''$ West, 139.58 feet to the point of beginning.

EX. A.PAGE 1 of 1

C: Amortization Schedule at 5% and \$500.00 per month

Principal Payment	\$70,361.36 Principal	Interest Interest	5.000 Balance	Term	204 Prin Red	Pmt \$500.00
0			\$70,361.36			\$70,361.36
1	206.83	293.17	70,154.53			70,154.53
2	207.69	292.31	69,946.84			69,946.84
3	208.55	291.45	69,738.29			69,738.29
4	209.42	290.58	69,528.86			69,528.86
5	210.30	289.70	69,318.57			69,318.57
6	211.17	288.83	69,107.40			69,107.40
7	212.05	287.95	68,895.34			68,895.34
8	212.94	287.06	68,682.41			68,682.41
9	213.82	286.18	68,468.58			68,468.58
10	214.71	285.29	68,253.87			68,253.87
11	215.61	284.39	68,038.26			68,038.26
12	216.51	283.49	67,821.75			67,821.75
13	217.41	282.59	67,604.34			67,604.34
14	218.32	281.68	67,386.03			67,386.03
15	219.22	280.78	67,166.80			67,166.80
16	220.14	279.86	66,946.67			66,946.67
17	221.06	278.94	66,725.61			66,725.61
18	221.98	278.02	66,503.63			66,503.63
19	222.90	277.10	66,280.73			66,280.73
20	223.83	276.17	66,056.90			66,056.90
21	224.76	275.24	65,832.14			65,832.14
22	225.70	274.30	65,606.44			65,606.44
23	226.64	273.36	65,379.80			65,379.80
24	227.58	272.42	65,152.21			65,152.21
25	228.53	271.47	64,923.68			64,923.68

EX. BPAGE 1of 1

CM