

**WHEN RECORDED RETURN TO:**

James L. Kacena, PLLC

P.O. Box 2024

White Salmon, WA 98672

**DOCUMENT TITLE(S)**

ASSIGNMENT AND ASSUMPTION OF REAL ESTATE CONTRACT

**REFERENCE NUMBER(S)** of Documents assigned or released:

☐ Additional numbers on page \_\_\_\_\_ of document.

**GRANTOR(S):**

Cathleen C. Young

☐ Additional names on page \_\_\_\_\_ of document.

**GRANTEE(S):**

Mitchell Kane Chappell

☐ Additional names on page \_\_\_\_\_ of document.

**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

See attached Exhibit A

☐ Complete legal on page \_\_\_\_\_ of document.

**TAX PARCEL NUMBER(S):**

03073620150000

☐ Additional parcel numbers on page \_\_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

## ASSIGNMENT AND ASSUMPTION OF REAL ESTATE CONTRACT

This ASSIGNMENT AND ASSUMPTION OF REAL ESTATE CONTRACT IS (this "Agreement"), dated as of June \_\_\_\_\_, 2016 (the "Effective Date"), is between **CATHLEEN C. YOUNG**, a resident of Washington ("Assignor") and **MITCHELL KANE CHAPPELL** (the "Assignee"). **CLARA F. CLARK**, the "Seller", under Real Estate Contract dated April 1, 2007, executes this Agreement for the purpose of consenting to the assignment and assumption agreements provided herein.

### RECITALS

A. Seller and Donald R. Clark, deceased, entered into a certain Real Estate Contract (Residential Short Form), with Assignor and Howard E. Young, on April 1, 2007 (the "Real Estate Contract"), pursuant to which Seller and Donald R. Clark agreed to sell certain real property described in Exhibit A, attached hereto, ("the Real Property") to Assignor and Howard E. Young.

B. The Real Estate Contract was recorded in the Official Records of Skamania County, Washington on May 18, 2007, as Document # 2007166162.

C. The marriage between Assignor and Howard E. Young was dissolved in 2011, and pursuant to their Decree of Divorce Howard E. Young conveyed his interest in the Real Property to Assignor on March 12, 2011.

D. Assignor is in default of the obligations of Buyer under the Real Estate Contract.

C. In lieu of forfeiture, Assignor wishes to assign the Real Estate Contract and all of Assignor's interest in the Real Property to Mitchell Kane Chappell. Mitchell Kane Chappell wishes to assume the Real Estate Contract, as Amended and Restated between Seller and Assignee.

Now, therefore, the parties hereby agree as follows:

### SECTION 1. ASSIGNMENT TO ASSIGNEE

The Assignor transfers and assigns to the Assignee, and his successors and assigns, all of the Assignor's right, title, and interest in the Real Estate Contract dated April 1, 2007, by and among Donald R. Clark and Clara F. Clark, husband and wife, and Howard E. Young and Cathleen C. Young, husband and wife.

### SECTION 2. REAL PROPERTY AFFECTED

The real property affected by this Assignment and Assumption is legally described as follows:

See Exhibit A.

### SECTION 3. ASSUMPTION BY ASSIGNEE

The Assignee accepts the assignment of the Real Estate Contract and assumes, from and after the Effective Date, all of the Assignor's obligations pursuant to the Contract. The Assignee agrees to be bound by the terms of the Contract and to perform all obligations under the Contract.

AGREED TO as of the Effective Date.

**CATHLEEN C. YOUNG,**

**Assignor**

Cathleen Young

**MITCHELL KANE CHAPPELL,**

**Assignee**

[Signature]

**CLARA F. CLARK,**

**Seller**

Clara Clark

STATE OF WASHINGTON )

County of Klickitat )

On this day, personally appeared before me Cathleen C. Young, to me known to be the individual described herein and who executed the foregoing instrument and acknowledged that she signed the same as his/her own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of June, 2016

[Signature]  
Notary Public in and for the State of Washington

My commission expires: 1/28/2020

JAMES L. KACENA  
NOTARY PUBLIC  
STATE OF WASHINGTON  
MY COMMISSION EXPIRES  
JANUARY 28, 2020

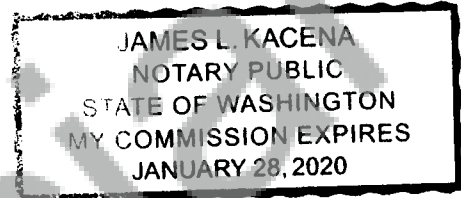
STATE OF WASHINGTON )

County of Klickitat

On this day, personally appeared before me Mitchell Kane Chappell, to me known to be the individual described herein and who executed the foregoing instrument and acknowledged that he signed the same as his/her own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16<sup>th</sup> day of June, 2016

James L. Kacena  
Notary Public in and for the State of Washington  
My commission expires: 1/28/2020



STATE OF WASHINGTON )

County of Klickitat )

On this day, personally appeared before me Clara F. Clark, to me known to be the individual described herein and who executed the foregoing instrument and acknowledged that she signed the same as his/her own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16<sup>th</sup> day of June, 2016

James L. Kacena  
Notary Public in and for the State of Washington  
My commission expires: 1/28/2020

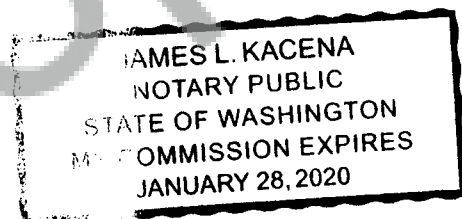


Exhibit A

Legal Description of the Property

Lot 1, IGNAZ WACHTER SUBDIVISION, according to the Plat thereof, recorded in Book "A", Page 30, Skamania County Plat Records.

EXCEPTING THEREFROM, that 300 foot strip taken by Declaration of Taking, a copy of which was recorded February 6, 1939, in Book 27, Page 315, Skamania County Deed Records.

ALSO EXCEPTING THEREFROM that portion conveyed to Skamania County by Deed recorded June 24, 1977 in Book 72, Page 916, Skamania County Deed Records.

ALSO EXCEPTING THEREFROM that portion conveyed to Skamania County by Deed recorded July 5, 1978 in Book 75, Page 76, Skamania County Deed Records.

ALSO EXCEPTING THEREFROM that portion conveyed to Skamania County by Deed recorded in Book 220, Page 803.

Assessor's Tax Parcel No. 03073620150000