



When recorded return to:

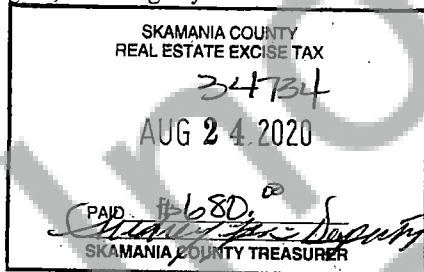
Hunter Nelson
37314 Se Hidden Falls rd
Washougal WA, 98671

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR(S) PH SERVICES LLC

for value received do(es) convey and () warrant () quit claim to Abraham Alfonso Luna
of 3773 Ballett Ave, Riverside, CA 92501 JR

the grantee(s), the following described real estate, situated in Skamania County, State of
Washington, including any interest therein which grantor(s) may hereafter acquire:



Abbreviated Legal: (Required if full legal not inserted above)

See "Exhibit A" attached

Tax Parcel Number(s):

03753640130000

and do(es) hereby assign, transfer and set over to the grantee(s) that certain real estate contract dated
, between Hunter Nelson

6-16-
2020

as seller and Abraham Alfonso Luna JR.

as purchaser for the sale and purchase of the above described real estate. The grantee(s) hereby assume(s) and
agree(s) to fulfill the conditions of said real estate contract and the grantor(s) hereby covenant(s) that there is
now unpaid on the principal of said contract the sum of \$ 50,000

Dated:

AUG-24-2020

Hunter Nelson

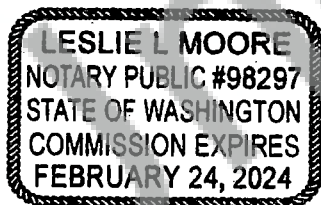
Hunter Nelson

STATE OF Washington
COUNTY OF Skamania

ss.

I certify that I know or have satisfactory evidence that Hunter Nelson
(is/are) the person(s) who appeared
before me, and said person(s) 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: 8-24-2020



Leslie L Moore
Notary name printed or typed: Leslie L Moore
Notary Public in and for the State of WA
Residing at Carson
My appointment expires: 2-24-2024

EXHIBIT A

A tract of land located in Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Beginning at a point 657.4 feet West and 342.3 feet South of the Quarter corner on the East line of the said Section 36; thence South 40° East 156 feet, more or less, to the Northerly right of way line of Primary State Highway No. 8; thence in a Northeasterly direction following the northerly right of way line of said highway to intersection with the center line of the County Road known and designated as the Nelson Creek Road; thence in a Northwesterly direction following the center line of said Nelson Creek Road to a point due East of the Point of Beginning; thence West to the Point of Beginning.

EXCEPT that portion lying within the right of way of Nelson Creek Road and Aldon Watcher Road.

SUBJECT TO SPECIAL EXCEPTIONS See Attached Exhibit 'A'

SUBJECT TO SPECIAL EXCEPTIONS:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Easement, including the terms and provisions thereof:
For : Flowage Easement
Recorded : March 26, 1938
Book : 27
Page : 17
3. Easement, including the terms and provisions thereof:
For : Flowage Easement
Recorded : December 1, 1975
Book : 70
Page : 99

Skamania County Assessor

Date 8/24/20 Parcel# 3-75-36-4-1300