

100820

BOOK 100 PAGE 519

NOTICE OF INTENT TO FORFEIT

PURSUANT TO THE REVISED CODE OF WASHINGTON  
CHAPTER 61. \_\_\_\_.

TO:

David W. Roster  
General Delivery  
Wauconda, WA 98859

Dwayne Nagel  
MPO 24R Larch Mt. Road  
Washougal, WA 98671

Wilda Ann Roster  
General Delivery  
Wauconda, WA 98859

You are hereby notified that the Real Estate Contract described below is in default and you are provided the following information with respect thereto:

- (a) The name, address and telephone number of the seller and, if any, the seller's agent or attorney giving the notice:

Eloise M. Anderson  
(Seller's Name)  
25735 Beach  
Rockaway, OR 97136  
(503) 355-2763

Helen Rives-Hendricks  
(Attorney's Name)  
1220 Main Street,  
Suite 355  
Vancouver, WA 98660  
(206) 693-4100

- (b) Description of the Contract: Real Estate Contract dated December 1, 1983, executed by Eloise M. Anderson, as seller, and David W. Roster and Wilda Ann Roster, as purchaser, which Contract or a memorandum thereof was recorded under No. 96779 on December 5, 1983, records of Skamania County, Washington, as amended by Modification of Real Estate Contract dated September 20, 1984, executed by Eloise M. Anderson, as seller, and David W. and Wilda Ann Roster as purchaser, which modification is unrecorded.

- (c) Legal description of the property:

The West 872 feet of the North 600 feet of the Northwest quarter of the Southwest quarter of Section 18, Township 2 North, Range 5 East of the

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY HELEN RIVES-HENDRICKS

MAR 12 10 08 AM '85

AUDITOR  
CARYM OLSON

Registered  
Indemnity  
Indirect  
Filed  
Mailed

205-1A-500  
2/1/99

Willamette Meridian, Skamania County, Washington,  
Except that portion lying westerly of the  
centerline of an existing road, designated as  
County Road No. 11, also known as 412 Avenue N.E.

(d) Description of each default under the Contract on  
which the notice is based:

1. Failure to pay the following past due items,  
the amounts and an itemization for which are  
given in (g) and (h) below: monthly installment  
payments of \$354.00 beginning May 15, 1985 and  
1985 real property taxes.

(e) Failure to cure all of the defaults listed in (g)  
and (h) on or before June 30, 1986, will result  
in the forfeiture of the Contract.

(f) The forfeiture of the Contract will result in the  
following:

1. All right, title and interest in the  
property of the purchaser and of all persons  
claiming through the purchaser given this  
notice shall be terminated;
2. The purchaser's rights under the Contract  
shall be cancelled;
3. All sums previously paid under the Contract  
shall belong to and be retained by the  
seller or other person to whom paid and  
entitled thereto;
4. All improvements made to the property shall  
belong to the seller; and
5. The purchaser and all persons claiming  
through the purchaser given this notice  
shall be required to surrender possession of  
the property and improvements to the seller  
on July 10, 1986.

(g) The following is a statement of payments of money  
in default (or, where indicated, an estimate  
thereof) and for any defaults not involving the  
failure to pay money the actions required to cure  
the default:

## 1. Monetary Delinquencies:

| Item                                                 | Amount       |
|------------------------------------------------------|--------------|
| May 15, 1985 Installment                             | 354.00       |
| June 15, 1985 Installment                            | 354.00       |
| July 15, 1985 Installment                            | 354.00       |
| August 15, 1985 Installment                          | 354.00       |
| September 15, 1985 Installment                       | 354.00       |
| October 15, 1985 Installment                         | 354.00       |
| November 15, 1985 Installment                        | 354.00       |
| December 15, 1985 Installment                        | 354.00       |
| January 15, 1986 Installment                         | 354.00       |
| February 15, 1986                                    | 354.00       |
| 1985 Real Property Taxes                             | *591.00      |
| (*plus interest accruing<br>at rate of 1% per month) |              |
| TOTAL:                                               | \$4,131.00** |

\*\* (plus interest accrued on real property taxes)

(h) The following is a statement of other payments, charges, fees and costs to cure the default:

| Item                                                          | Amount   |
|---------------------------------------------------------------|----------|
| 1. Cost of title report                                       | 160.50   |
| 2. Service/posting of Notice of Intent to Forfeit (estimated) | 3.35     |
| 3. Copying/postage                                            | 4.54     |
| 4. Attorney's fee (estimated)                                 | 300.00   |
| 5. Long distance phone charges (estimated)                    | 25.00    |
| 6. Recording fees                                             | 7.00     |
| TOTAL:                                                        | \$500.39 |

The total amount necessary to cure the default is the sum of the amounts in (g)(1) and (h), which is \$4,631.39, plus interest accrued on 1985 real property taxes and the amount of any payments and late charges which fall due after the date of this Notice of Intent to Forfeit and on or prior to the date the default is cured. Monies required to cure the default may be tendered to Eloise M. Anderson at the following address: C/o Helen Rives-Hendricks, 1220 Main Street, Suite 355, Vancouver, WA 98660.

(i) The purchaser or any person claiming through the purchaser has the right to contest the forfeiture or to seek an extension of time to cure the default, or both, by commencing a court action

prior to June 30, 1986.

NO EXTENSION IS AVAILABLE FOR DEFAULTS WHICH ARE  
A FAILURE TO PAY MONEY.

DATED this 1<sup>st</sup> day of March 1986.

Eloise M. Anderson  
Seller

I, Eloise M. Anderson, the seller herein, have read  
the foregoing Notice of Intent to Forfeit, know the contents  
thereof and the same are true as I verily believe.

Eloise M. Anderson  
Eloise M. Anderson

REAL ESTATE EXCISE TAX

MAR 7 1986

PAID

Skamania County Treasurer  
SKAMANIA COUNTY TREASURER