

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

SKAMANIA CO. WASH.
RECEIVED FOR RECORD
BY HELEN SOUTERS

10/08/86
CARY NOLSON
REC'D FOR RECORD

Registered S
Indexed S
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Mailed S

2015-14-349
E21449

File #100820

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:

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1. Monetary Delinquencies:

<u>Item</u>	<u>Amount</u>
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 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:

<u>Item</u>	<u>Amount</u>
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

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prior to June 30, 1986.

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

DATED this 1st 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