

NOTICE OF INTENT TO FORFEIT

TO: Kenneth Taylor and Lura Taylor, husband and wife
John B. Taylor and Angela T. Taylor, husband and wife

NOTICE IS HEREBY GIVEN by DICKINSON ENTERPRISES, INC., PROFIT SHARING TRUST, that that certain Real Estate Contract of August 27, 1980, and all right, title and interest in the property which is the subject of said contract will be forfeited by the date stated in this notice pursuant to the Real Estate Contract Forfeiture Act of the State of Washington. In accordance with the Real Estate Contract Forfeiture Act, the following information concerning the said contract is hereby given:

1. NAME, ADDRESS AND TELEPHONE NUMBER OF SELLER: DICKINSON ENTERPRISES, INC., PROFIT SHARING TRUST, 1203 N.E. 78th Street, Vancouver, Washington 98665 (206) 574-0606. ATTORNEY FOR SELLER: PHILIP G. MARSHALL, 514 W. 9th Street, Vancouver, Washington 98666 (206) 696-0791.

2. DESCRIPTION OF CONTRACT: Real Estate Contract, including the terms and provisions thereof, between GARY A. BURNETT and KATHLEEN D. BURNETT, husband and wife, as Seller, and KENNETH TAYLOR and LURA TAYLOR, husband and wife, JOHN B. TAYLOR and ANGELA T. TAYLOR, husband and wife, as Purchaser, dated August 27, 1980, recorded September 4, 1980, in Book 78, Page 623, Auditor's File No. 91199, Skamania County Deed Records. By instrument recorded March 19, 1981, in Book 79, Page 505, Auditor's File No. 92186, Skamania County Deed Records, the seller's interest in said contract was assigned to DICKINSON ENTERPRISES, INC., PROFIT SHARING TRUST.

3. LEGAL DESCRIPTION:

Real property located in the state of Washington, County of Skamania, described as follows:

The south 353.3 feet of the North 653.3 feet of the west 670 feet of Government Lot 2 of Section 3, Township 1 North, Range 5 East of the Willamette Meridian; ALSO KNOWN AS Lot 4 of the Burnett Short Plat No. 2, as recorded in Book 2 of Short Plats, Page 137, Auditor's File No. 89558, records of Skamania County, Washington, TOGETHER WITH an easement for ingress, egress, and utilities over and across the 60 foot private roadway designated as Columbia Ridge Road, and as delineated on the Short Plat herein described.

4. DEFAULT UPON WHICH THIS NOTICE IS BASED:

- a. Monthly payment of \$245.73 for the months of July, August, September, October, and November, 1986: \$1,228.65

5. SAID CONTRACT IS DESCRIBED ABOVE AND ALL THE RIGHTS PURSUANT THERETO WILL BE FORFEITED ON February 27, 1987. SAID FORFEITURE SHALL MEAN THAT ALL RIGHT, TITLE AND INTEREST IN THE PROPERTY UNDER THIS CONTRACT AND THAT OF THE PURCHASER AND ALL PERSONS CLAIMING THROUGH THE PURCHASER SHALL BE TERMINATED; THE

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PURCHASERS' RIGHTS UNDER THE CONTRACT SHALL BE CANCELLED; ALL SUMS PREVIOUSLY PAID UNDER THE CONTRACT SHALL BELONG TO AND BE RETAINED BY THE SELLER OR OTHER PERSONS TO WHOM PAID AND IS ENTITLED THERETO; ALL IMPROVEMENTS MADE TO AND UNHARVESTED CROPS ON THE PROPERTY SHALL BELONG TO THE SELLER; AND THE PURCHASER SHALL BE REQUIRED TO SURRENDER POSSESSION OF THE PROPERTY AND IMPROVEMENTS AND UNHARVESTED CROPS TO THE SELLER TEN DAYS AFTER THE FORFEITURE.

6. STATEMENT OF PAYMENT OR ACTION REQUIRED TO CURE DEFAULTS:

a. To pay delinquent payments from July, 1986, through November, 1986, in the amount of \$1,228.65 (this amount may increase on any future months delinquencies);

e. Charges and costs;

7. CHARGES AND COSTS: In addition to those monies or acts needed to cure this notice of intent to declare forfeiture as delineated above in paragraph six (6), the purchaser shall pay the charges and costs as delineated below for the real estate contract to be cured and reinstated:

Attorney's fees;	\$450.00
Title Report:	232.19
Recording Fees:	20.00
Mailing:	10.00

TOTAL: \$712.19

8. The purchaser or any person claiming through the purchaser has the right to contest this forfeiture or to seek an extension of the time to cure the default, or both, by commencing a court action prior to the effective date of forfeiture.

9. If the default as delineated in this notice and the accompanying costs and charges are not cured by the effective date of February 27, 1987, the seller may forfeit the contract by recording a DECLARATION OF FORFEITURE.

If you have any questions concerning this notice, you may contact the seller or the attorney at the address and telephone numbers given above.

DATED this 14 day of November, 1986.

PHILIP G. MARSHALL
Attorney for Seller

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FILED FOR RECORD
SERIALIZED BY SP-5 G. MARSHALL
Nov 19 4 42 PM '06
AUDITOR
GARY M. OLSON

REAL ESTATE EXCISE TAX
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PAID

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John K. [illegible] Report
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