

104779

NOTICE OF INTENT TO FORFEIT

REAL ESTATE CONTRACT

TO: Dennis J. Phillips
MPO-18-L Marble Road
Washougal, WA

Linda L. Phillips
MPO-18-L Marble Road
Washougal, WA

I

Sellers: Robert D. Collins
Maxine Collins
37411 N.E. Vernon Road
Washougal, WA 98671

Richard E. Yarnell
Susan L. Yarnell
924 West End Avenue #75
New York, NY 10025

Attorney: Kolleen K. Seby
613 East McLoughlin Blvd.
Vancouver, WA 98663-3358

You are hereby notified that the real estate contract described below is in default and you are provided the following information with respect thereto:

II

Description of the Contract:

Real Estate Contract dated February 1, 1977, executed by Richard E. Yarnell and Susan L. Yarnell, Husband and Wife, and Robert D. Collins and Maxine Collins, Husband and Wife, as Sellers, and Dennis J. Phillips and Linda L. Phillips, Husband and Wife, as Purchasers, which contract was recorded on February 14, 1977, under recording number Book 72, Page 254, records of Skamania County, Washington.

III

Legal Description of the Property:

See attached Exhibit "A".

IV

Description of Each Default Under the Contract on Which this Notice is Based:

1. Failure to make monthly payments.
2. Failure to pay real estate taxes.

V

Failure to cure all of the defaults listed in IV and VII on or before June 3, 1988 will result in the forfeiture of the contract.

VI

The Forfeiture of the Contract Will Result in the Following:

1. All the 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 and unharvested crops on the property shall belong to Seller; and
5. The Purchaser and all persons claiming through the Purchaser given this notice shall be required to surrender

Registered ☒
Indexed, Dir ☒
Indirect ☒
Filmed ☒
Mailed ☒

- 1 -

WILMA J. CORNWALL
TREASURER OF SKAMANIA COUNTY

DM 3-1-88
1-5-19-600

possession of the property, improvements and unharvested crops to the Seller ten days after the forfeiture.

VII

Itemized Statement of Failure to Make Payments of Money in Default:

1. Monthly payments from August 1, 1986 thru March 1, 1988	\$5,000.00
2. Delinquent real property taxes for 1985, 1986 and 1987	910.30
3. Real property taxes for 1988	<u>317.43</u>
TOTAL, not including interest and penalties due on real property taxes	<u>\$6,227.73</u>

VIII

Description and Itemized Statement of All Other Payments, Fees and Costs to Cure the Default:

<u>Item</u>	<u>Amount</u>
1. Cost of Title Report	\$ 187.78
2. Service/Posting Charges (Est.)	70.00
3. Copying/Postage Charges	35.00
4. Attorneys Fees	500.00
5. Long Distance Telephone	10.00
6. Recording Fees (Est.)	<u>30.00</u>
TOTAL	<u>\$ 832.78</u>

IX

The total amount required to cure the default is \$7,060.51, plus the amounts of interest and penalties due on the real property taxes by the date the default is cured, plus the amount of any payments or late charges which fall due after the date of this notice and on or prior to the date the default is cured. Payment required to cure the default must be tendered to:

KOLLEEN K. SEBBY
613 East McLoughlin Blvd.
Vancouver, WA 98663-3358

provided, however, that payment of the taxes together with interest and penalties shall be made to Skamania County Treasurer, Courthouse Building, Stevenson, WA and receipt showing payment of these taxes in full shall be delivered to the Seller's attorney, Kolleen K. Sebb, 613 E. McLoughlin Blvd., Vancouver, WA 98663-3358.

X

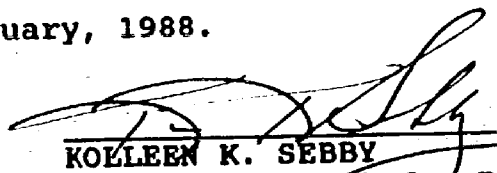
The Purchaser or any person claiming through the Purchaser has the right to contest the forfeiture or to seek an extension of time to cure the default, or both, by commencing a court action prior to the date of forfeiture.

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

DATED this 29th day of February, 1988.

FILED FOR RECORD
SKAMANIA CO. WASH
BY CLARK COUNTY TITLE

MAR 12 11 PM '88
E. M. Olson
AUDITOR
GARY M. OLSON


KOLLEEN K. SEBBY
Attorney & Agent for Robert &
Maxine Collins

STATE OF WASHINGTON)

County of Clark) ss.

On this day personally appeared before me KOLLEEN K. SEBBY, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29th day of February, 1988.

Werna L. Hall
NOTARY PUBLIC in and for the State of
Washington, residing at Vancouver.
My commission expires 9/30/89

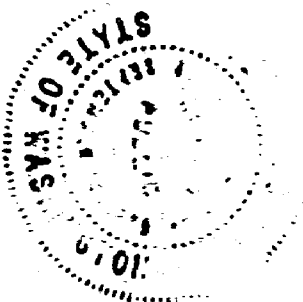


EXHIBIT "A"

Description of property situated in the County of Skamania, State of Washington:

That portion of the Northwest Quarter of the Northeast Quarter of Section 19, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington; described as follows:

BEGINNING at a point 1,671.78 feet West from the Northeast corner of said Section 19, said point being located on the Westerly bank of an unnamed stream; thence following the Westerly bank of said stream South 27 feet to a point marked by an iron pipe; thence South $01^{\circ}44'$ East 50.66 feet; thence South $43^{\circ}24'$ West 41.39 feet; thence South $21^{\circ}20'$ West 124.85 feet; thence South $39^{\circ}25'30''$ East 102.21 feet; thence South $13^{\circ}45'30''$ East 199.68 feet; thence South $28^{\circ}17'$ West 126.26 feet; thence South $16^{\circ}13'$ East 215 feet, more or less, to the intersection of the Westerly bank of said stream with the Northerly right of way line of Primary State Highway No. 14, thence in Southwesterly direction following the Northerly right of way line of said highway to intersect the West line of the Northwest Quarter of the Northeast Quarter of said Section 19; thence North 1,030 feet, more or less, along said West line to the North Quarter corner of said Section 19; thence along the North line of said Section 19, 968.22 feet, more or less, to the Point of Beginning.

EXCEPT those portions thereof, conveyed to E. Marion Filer and Dolores Mae Filer, husband and wife, by instrument dated September 28, 1973, and January 29, 1976, and recorded October 19, 1973 and July 1, 1976, in Book 65 of Deeds at pages 812 and 813 and in Book 71 of Deeds at pages 178 and 179, under Auditor's File Nos. 76764 and 82438, respectively.