

## NOTICE OF INTENT TO DECLARE A FORFEITURE OF CONTRACT

Pursuant to the Revised Code of Washington  
Chapter 61.30 et sequitur

TO: JACK A. SUNSERI and IRIS V. SUNSERI  
31 Crest Road  
Lafayette, CA 94549

ROBERT A. SMIRCICH and MYRTLE L. SMIRCICH  
3730 Cowell Road  
Concord, CA 94521

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:

Seller: Lloyd A. Gordon  
2429 N. W. Fargo Street  
Camas, WA 98607  
(206) 834-6483

Seller's Attorney:

Robert W. O'Dell  
Knapp, O'Dell & Knapp  
Attorneys at Law  
430 N. E. Everett Street  
Camas, WA 98607  
(206) 834-4611

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Robert O'Dell*

MAY 25 2 53 PM '86

*G. Myford*  
AUDITOR  
GARY D. OLSON

B. Description of the Contract: Real Estate Contract dated July 19, 1979, executed by Lloyd A. Gordon, a single man, as Seller, and Jack A. Sunseri, a single man, and Robert A. Smircich and Myrtle L. Smircich, husband and wife, as Purchasers, which Contract was recorded under Auditor's File No. 89071 on July 24, 1979.

C. Legal Description of the Property: Skamania County, Washington, more particularly described as follows:

Lot 8, of Ridge View Tracts according to the plat thereof, recorded in Volume "A" of Plats, page 150, records of Skamania County, Washington.

D. This notice is based upon the following defaults:

1. Failure to pay annual payments of \$157.12 as required under the Contract, for the period of January, 1981, through January, 1984, for a total of \$628.48.
2. Failure to pay 2nd half of 1984 real property taxes as required by said Real Estate Contract in the amount of \$36.76, plus interest after delinquency.
3. Failure to pay 1985 real property taxes as required by said Real Estate Contract, in the amount of \$78.95, plus interest after delinquency.
4. Failure to pay 1986 real property taxes as required by said Real Estate Contract, in the amount of \$79.23, plus interest after delinquency.

## Notice of Intent to Declare a Forfeiture of Contract

Page 2

5. Failure to pay 1987 real property taxes as required by said Real Estate Contract, in the amount of \$82.06, plus interest after delinquency.

F. The effect of forfeiture of this contract will be as follows:

1. All right, title and interest in the property of the Purchasers, and to the extent elected by the Seller, of all persons claiming through the Purchasers, shall be terminated;
2. The Purchasers' 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 on the property shall belong to the Seller; and
5. The Purchasers shall be required to surrender possession of the property and improvements, to the Seller ten (10) days after the forfeiture.

G. The following is a statement of payments of money in default (or, where indicated, an estimate thereof):

MONETARY DELINQUENCIES:

<u>Item</u>	<u>Amount</u>
1. Unpaid installments for the years of January 1981, through January, 1984, owed to Seller.	\$628.48
2. Second half of 1984 real property taxes, together with penalty and interest to January 30, 1988.	\$ 55.14
3. 1985 real property taxes, together with penalty and interest to January 30, 1988.	\$116.06
4. 1986 real property taxes, together with penalty and interest to January 30, 1988.	\$105.07
5. 1987 real property taxes, together with penalty and interest to January 30, 1988.	\$ 92.09
Total	\$996.84

H. The following is a statement of other payments, charges, fees and costs that are required to cure the defaults listed in Paragraph G if the defaults are cured before the Declaration of Forfeiture is recorded:

<u>Item</u>	<u>Amount</u>
1. Cost of title report	\$158.85
2. Service/posting of Notice of Intent to Forfeit (Estimated)	\$ 30.00
3. Copying/Postage (Estimated)	\$ 20.00
4. Recording Fees (Estimated)	\$ 18.00
5. Attorney Fee (Estimated)	\$500.00
Total	\$726.85

## Notice of Intent to Declare a Forfeiture of Contract

Page 3

The total amount necessary to cure the default is the sum of the amounts listed in Paragraphs G and H, which is \$1,723.69, plus the amount of any payments and delinquent interest, or 1988 real property taxes, 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 only to the offices of Knapp, O'Dell & Knapp, Attorneys at Law, 430 N.E. Everett Street, Camas, WA 98607.

I. The Purchasers or any persons claiming through the Purchasers have 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 September 1, 1988, the effective date of forfeiture.

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

J. Additional information: Direct all payments and inquiries to Robert W. O'Dell, Attorney for Seller, at 430 N. E. Everett Street, Camas, WA 98607, phone: (206) 834-4611.

DATED this 24th day of May, 1988.

Robert W. O'Dell, of Knapp, O'Dell & Knapp, Attorneys for Seller.

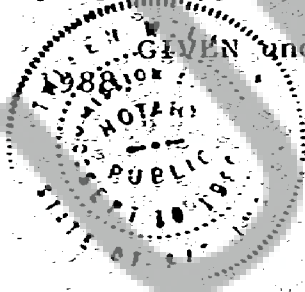
STATE OF WASHINGTON )

) ss.

COUNTY OF CLARK )

On this day personally appeared before me ROBERT W. O'DELL, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of May,



Kathleen Williams  
Notary Public in and for State of  
Washington, Residing at Clatskanie.  
My appointment expires: 9-30-90.