

108993

FILED FOR RECORD
SKAMANIA CO. TITLE

MAR 30 3 20 PM '90

GARY H. G. SON

DECLARATION OF FORFEITURE OF
REAL ESTATE CONTRACT

This Declaration of Forfeiture of Real Estate Contract is
given pursuant to the provisions of R.C.W. 61.30.070.

1. The name, address and telephone number of the Seller
are as follows:

Anderson Diversified, Inc.
c/o Don Anderson
17231 SE Evergreen Highway
Camas, Washington 98607
(206) 892-9402

2. The Contract referred to is dated March 5, 1981, and
recorded on March 11, 1981, under Skamania County Recording
Number 92151 in Book 79, at page 465, said Contract having been
executed by Anderson Diversified, Inc., a Washington
corporation, as Seller, and by Jack A. Sunseri, a single
person, d/b/a S.A.F.E. Investment and Development Company,
as Purchaser.

3. The legal description of the property subject to this
Contract is set out on Exhibit "A", attached hereto, and
incorporated herein by reference. After Jack A. Sunseri,
d/b/a S.A.F.E. Investment and Development Company, entered into

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-1-

Registered
Lodging, Air
Indirect
File
4-9-90

13443

REAL ESTATE EXCISE TAX

Glenda J. Kimmel, Skamania County Auditor

By: ~~XXX~~ Parcel # 2-5-30-201-02, 203 & 204

2-5-19-1800

the Real Estate Contract with Anderson Diversified, Inc., he divided the real property described on Exhibit "A", attached hereto, into three (3) separate short plats, details of which are as follows:

a. Of the real property on Exhibit "A", attached hereto, which is located in Section 19, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, S.A.F.E. Short Plat #1, recorded in Book 2 of Short Plats on page 203 under Auditor's File No. 92240, Skamania County Records, was developed by Jack A. Sunseri, consisting of one (1) lot.

b. The portion of the real property described on Exhibit "A", attached hereto, located in the Northwest quarter of the Northeast Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, was divided into two (2) separate short plats as follows:

(i) S.A.F.E. Short Plat #2, recorded in Book 2 of Short Plats, on page 218, under Auditor's File No. 92583, Skamania County Records, was developed by Jack A. Sunseri, consisting of four (4) lots.

(ii) S.A.F.E. Short Plat #3, recorded in Book 2 of Short Plats, on page 217, under Auditor's File No. 92582, Skamania County Records, was developed by Jack A. Sunseri, consisting of three (3) lots.

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Lots 1 and 2 of S.A.F.E. Short Plat #2 have previously been conveyed to third parties and released from the lien of the

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Contract described herein and are not included in this Declaration of Forfeiture. Similarly, Lot 1 of the S.A.F.E. Short Plat #3 was also previously conveyed to a third party and said lot is not included in this Declaration of Forfeiture.

Lot 1 of the S.A.F.E. Short Plat #1 is apparently still owned by Jack A. Sunseri and/or Gladine Ida Sickles. Lot 3 of the S.A.F.E. Short Plat #2 was sold by Jack A. Sunseri d/b/a S.A.F.E. Investment and Development Company to Steven R. Reams. Lot 4 of the S.A.F.E. Short Plat #2 was sold by Jack A. Sunseri d/b/a S.A.F.E. Investment and Development Company to Steven V. Ingerson. Lot 2 of the S.A.F.E. Short Plat #3 was sold by Jack A. Sunseri d/b/a S.A.F.E. Investment and Development Company to Brian S. Grier and Christine Grier. Lot 3 of the S.A.F.E. Short Plat #3 was sold by Jack A. Sunseri, d/b/a S.A.F.E. Investment and Development Company, to Robert G. Kalander and Lynne A. Kalander.

4. All of the Purchaser's rights under said Contract are cancelled, and all right, title, and interest in the property of the Purchaser and all persons claiming an interest in all or any portion of the property through the Purchaser or which is otherwise subordinate to the Seller's interest in the property are terminated.

5. All persons whose rights in the property have been terminated and who are in or coming into possession of any

portion of the property (including improvements and unharvested crops and timber) are required to surrender such possession to the Seller not later than April 17, 1990, a date which is not less than ten (10) days after the recording of this Declaration of Forfeiture.

6. The forfeiture provided herein was conducted in compliance with all requirements of R.C.W. 61.30 in all material respects and applicable provisions of the Contract.

7. The Purchaser and any person claiming any interest to the Purchaser's rights under the Contract or in the property who were given the Notice of Intent to Forfeit and the Declaration of Forfeiture have the right to commence a court action to set the forfeiture aside by filing and serving a Summons and Complaint within sixty (60) days after the date the Declaration of Forfeiture is recorded if the Seller did not have the right to forfeit the Contract or fails to comply with R.C.W. 61.30 in any material respect.

DATED: March 23, 1990.

Anderson Diversified, Inc.

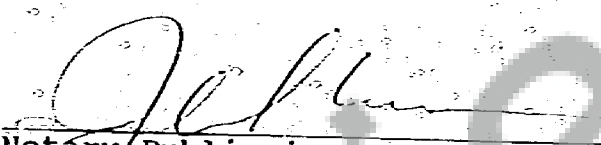
By: [Signature]
Authorized signature

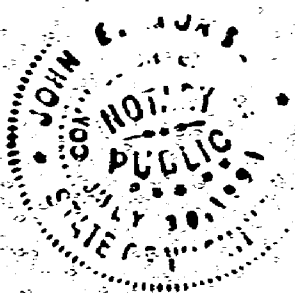
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STATE OF WASHINGTON)
County of Clark) :ss

I certify that I know or have satisfactory evidence that Don Anderson signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Anderson Diversified, Inc. to be the free and voluntary act of such party for the use and purposes mentioned in the instrument.

DATED: March 28, 1990.


Notary Public in and for the State of
Washington, residing at Vancouver. My
Appointment Expires: 7/30/91.



DECLARATION OF FORFEITURE
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Real property located in Skamania County, Washington, to-wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND BEING PURCHASED BY RONALD CUMMINGS AND CHARLOTTE CUMMINGS, HUSBAND AND WIFE, UNDER AUDITOR'S FILE NO. 75269, AND RECORDED SEPTEMBER 20, 1972; THENCE EAST ALONG THE SOUTH LINE OF SAID CUMMINGS TRACT, A DISTANCE OF 679 FEET TO THE SOUTHEAST CORNER OF SAID CUMMINGS TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT AND THE NORTHERLY PROLONGATION THEREOF TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 30; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 30 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING.

EXCEPT A STRIP OF LAND 300 FEET IN WIDTH LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SAID SECTION 30 ACQUIRED BY THE UNITED STATES OF AMERICA FOR THE BONNEVILLE POWER ADMINISTRATION'S ELECTRIC POWER TRANSMISSION LINES, IN JUDGMENT AND DECREE ON DECLARATION OF TAKING IN BOOK 27 OF DEEDS, PAGE 319, UNDER AUDITOR'S FILE NO. 26973, RECORDS OF SKAMANIA COUNTY, WASHINGTON. (EXCEPTION APPLIES TO THE LAND DESCRIBED ABOVE).

ALSO INCLUDED IN THIS CONVEYANCE A 60 FOOT STRIP OF LAND BEING 30 FEET ON EACH SIDE OF CENTERLINE DESCRIBED AS THE NORTH-SOUTH CENTERLINE OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH AN EXISTING EASEMENT FOR INGRESS AND EGRESS FROM COUNTY ROAD NO. 11160, KNOWN AS POHL ROAD, (FORMERLY KNOWN AS SKYE SCHOOL ROAD) OVER BONNEVILLE POWER ADMINISTRATION RIGHT OF WAY TO SAID PREMISES.

AND A TRACT OF LAND IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHERLY AND EASTERLY OF THE RIGHT OF WAY OF COUNTY ROAD NO. 11160, KNOWN AS POHL ROAD, FORMERLY KNOWN AS SKYE SCHOOL ROAD.

EXHIBIT A

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