

109708

BOOK 119 PAGE 890

FILED FOR RECORD  
SKAMANIA COUNTY, WASH.  
By Knapp, Odell & KnappDECLARATION OF FORFEITURE PURSUANT TO  
THE REVISED CODE OF WASHINGTON  
CHAPTER 61.30

JUL 20 12 47 PM '90

GARY M. OLSON  
CLERKTO: Walter William Fellman, Jr.  
Marguerite L. Fellman  
8600 Starboard Drive  
Las Vegas, NV 89117Frank J. Reitemeyer  
11524 N.W. 21st Avenue  
Vancouver, WA 98665Ron Ferguson  
Carolyn Ferguson  
5918 N.E. 45th Avenue  
Vancouver, WA 98661Seattle First National Bank  
Personal Representative  
Estate of Tamzan S. Hart  
Trust Office  
P. O. Box 328  
Olympia, WA 98507Helen M. Brown  
6470 S.W. Madhatter Lane  
Beaverton, OR 97005Seattle First National Bank  
Trustee  
Testamentary Trust of  
Walter A. Hart  
Trust Office  
P. O. Box 328  
Olympia, WA 98507Dougan Falls Group  
5918 N.E. 45th Court  
Vancouver, WA 98661

## A. The name, address and telephone number of the Seller:

Juanita R. (Sykes) Poser  
MP10.12R State Route 140  
Washougal, WA 98671  
(206)837-3368

B. Description of Contract: The Real Estate Contract referred to herein is dated July 19, 1974, and was executed by Jack N. Sykes and Juanita R. Sykes, husband and wife, and H. Robert Cole and Helen R. Cole, husband and wife, as Sellers, and Walter William Fellman, Jr. and Marguerite L. Fellman, husband and wife, as Purchasers. Said contract was recorded on July 23, 1974, in Book 67, Page 130, Auditor's File No. 77946, records of Skamania County, Washington. The Sellers' interest in said contract was assigned to Juanita R. Sykes, a widow, by instrument recorded May 6, 1979 in Book 76, Page 237, Auditor's File No. 88161, records of Skamania County, Washington. The Purchasers' interest in said contract was assigned to Ron Ferguson, Manager Dougan Falls Group, by instrument recorded July 22, 1985 in Book 84, Page 833, Auditor's File No. 99615, records of Skamania County, Washington.

C. Legal Description of the Property: The property which is the subject of the contract is described as follows:

County of Skamania, State of Washington:

All that portion of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ , SE $\frac{1}{4}$ ) of Section 11, Township 2 North, Range 5 East, Willamette Meridian lying Easterly of the following described line: Beginning at the intersection of the center line of the Mabee Mines Road with the South line of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the said Section 11, thence in a Northerly direction following the center line of said road to its intersection with the center line of County Road No. 1106 designated as the Washougal River Road, thence following the center line of the Washougal River Road Northerly to its intersection with the North line of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the said Section 11.

13746

REAL ESTATE EXCISE TAX

Recorded  
Index  
Filed  
7-27-90  
61.30

JUL 20 1990

Per E. 10375  
Beverly J. Halligan  
SKAMANIA COUNTY TREASURER

Glenda J. Kimmel, Skamania County Assessor  
By: DM Parcel # 2-5-11-2-4-200

Declaration of Forfeiture

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D. Forfeiture: The contract described above is forfeited, the Purchasers' rights under the contract are cancelled, and all right, title and interest in the property of the Purchasers and of all persons claiming an interest in the contract, the property, or any portion of either through the Purchasers, are terminated.

E. Surrender of Possession: All persons whose rights in the property have been terminated and who are in or come into possession of any portion of the property are required to surrender such possession to the Seller not later than July 31, 1990.

F. Compliance with Statutory Procedures: The contract forfeiture was conducted in compliance with all requirements of RCW Chapter 61.30 and the applicable provisions of the contract described above.

G. Action to Set Aside: The Purchasers and any person claiming any interest in the Purchasers' 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 if the Seller did not have the right to forfeit the contract or failed to comply with the provisions of RCW Chapter 61.30 by filing a Summons and Complaint on or before September 18, 1990.

DATED this 12<sup>th</sup> day of July, 1990.

Juanita R. Poser  
Juanita R. Poser, Seller.

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

On this day personally appeared before me JUANITA R. POSER, 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 12<sup>th</sup> day of July, 1990.

Kathleen Williams

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

