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BOOK 129 PAGE 291

RECORDED  
WASH  
Mark B Hansen

JUN 11 4 17 PM '92

GARY L. OLSON

**DECLARATION OF FORFEITURE  
PURSUANT TO THE REVISED CODE OF WASHINGTON  
CHAPTER 61.30**

Registered  
Indexed. Dir  
Indirect  
Filed 6/24/92  
Mailed

- TO: JAMES W. CARRIE and CHARLENE E. CARRIE,  
husband and wife  
P. O. Box 624  
Mountain Home, ID 83647
- TO: JAMES W. CARRIE and CHARLENE E. CARRIE  
husband and wife  
550 East 2nd Street  
Mountain Home, ID 83647
- TO: DARRYL ALTMAN AND ALL TENANTS RESIDING AT:  
.85R Woodard Creek Road  
Skamania, WA 98639
- TO: SKAMANIA COUNTY SHERIFF'S OFFICE  
P. O. Box 790  
Stevenson, WA 98648
- TO: CLARK/SKAMANIA COUNTY TASK FORCE  
c/o Mr. Richard Melnick  
Clark County Prosecuting Attorney's Office  
P. O. Box 5000  
Vancouver, WA 98668

- (a) The name, address and telephone numbers of Seller  
and, if any, the Seller's agent or attorney giving  
the notice are as follows:

**SELLER**

JEFFREY F. CLOUTIER and KAREN A. CLOUTIER,  
husband and wife  
7420 Ticonderoga Place  
Anchorage, Alaska 99502  
907-243-0838 and 907-274-0536

**ATTORNEY FOR SELLER**

MARK B. HANSEN, P.S.  
610 Esther Street, Suite 211  
Vancouver, Washington 98660-3022  
206-737-9771

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REAL ESTATE EXCISE TAX

JUN 11 1992

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(b) Description of Contract: Real Estate Contract dated June 22, 1988, executed by JEFFREY F. CLOUTIER and KAREN A. CLOUTIER, husband and wife, as Seller, and JAMES W. CARRIE and CHARLENE E. CARRIE, husband and wife, as Purchaser, which Contract or a memorandum thereof was recorded under Auditor's File No. 105380, Book 109, Page 964, on June 30, 1988, records of Skamania County, Washington.

(c) Legal description of Property: See attached Exhibit "A".

Commonly known as .85R Woodard Creek Road, Skamania, WA 98648.

(d) Forfeiture:

The Contract described above is forfeited, all of the Purchasers' rights under the Contract are canceled and all right, title and interest in the property of the Purchasers and of all the persons claiming an interest in all or any portion of the property through the Purchasers or which is otherwise subordinate to the Seller's interest in the property are terminated, except as to the following named persons and/or identified claims:

Exceptions: None

(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 (including improvements, unharvested crops and timber) are required to surrender such possession to the Seller not later than June 6, 1992. Failure by the person in possession to surrender possession in a timely manner shall result in that person being liable to the undersigned for actual damages caused by such failure and for reasonable attorney fees and costs.

(f) Compliance With Statutory Procedure:

The Contract forfeiture was conducted in compliance with all requirements of RCW Chapter 61.30 in all material respects and the applicable provisions of the Contract described above.

(g) Action to Set Aside:

The Purchasers and any person claiming any interest in 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 aside the forfeiture by filing and serving the 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 the provisions of RCW Chapter 61.30 in any material respect

(h) Additional information required to be given by the Contract or other agreement with the Seller: None.


DATED this 5 day of May, 1992.

  
JEFFREY A. CLOUTIER

STATE OF ALASKA       )  
                                  : ss  
County of \_\_\_\_\_)

On this day personally appeared before me JEFFREY A. CLOUTIER, to me known to be the individual described in and who executed the foregoing document as his free and voluntary act and deed.

SIGNED AND SWORN to before me this 5<sup>th</sup> day of May, 1992.

  
NOTARY PUBLIC for Alaska  
State residing at: Anchorage  
My Appointment Expires: 2/28/96

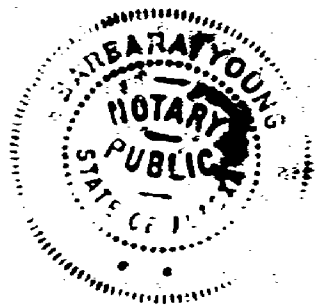


EXHIBIT "A"

The following described real estate, situated in the County of Skamania, State of Washington:

Lot 1 of Short Plats, recorded in Book 2 of Short Plats, page 110, under Recording No. 88831, also described as follows:

BEGINNING AT the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian; thence North  $0^{\circ}51'35''$  East along the East line of said Northeast Quarter of the Southwest Quarter of Section 27, 500.00 feet; thence North  $88^{\circ}51'36''$  West 433.88 feet to the center line of Woodard Creek Road; thence Southeasterly along said road to the South line of said Northeast Quarter of the Southwest Quarter of Section 27; thence South  $89^{\circ}02'21''$  East 350.32 feet to the point of beginning.

EXCEPT Public roads.

SUBJECT TO the following easement for ingress, egress and public utilities over, under and across:

Commencing at a point 500 feet North  $0^{\circ}51'35''$  East of the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 27; thence North  $88^{\circ}51'36''$  West 325.00 feet to the POINT OF BEGINNING; thence South  $20^{\circ}00'00''$  West 225 feet, more or less to the center line of Woodard Creek Road; thence Northwesterly along said road to a point that bears North  $88^{\circ}51'36''$  West from the POINT OF BEGINNING; thence South  $88^{\circ}51'36''$  East 109 feet, more or less, to the POINT OF BEGINNING.