

116473

BOOK 135 PAGE 969

DECLARATION OF FORFEITURE

Pursuant to the Real Estate Contract
Forfeiture Act, RCW Chapter 81.30, et seq., as Amended

TO: Bernard L. Maki and Cynthia Wilson
MP 0.02R Woodard Creek Road
Skamania, Washington 98648

You are provided the following information:

A. THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE SELLER AND, IF ANY, THE SELLER'S AGENT OR ATTORNEY:

Seller: Beverly A. Stacy
PO Box 484
Stevenson, WA 98648
(509) 427-8999

Agent: Joseph L. Udall
PO Box 858
Stevenson, WA 98648
(509) 427-5363

B. DESCRIPTION OF CONTRACT: Real Estate Contract dated April 15, 1990, executed by Beverly A. Stacy as Seller, and Bernard L. Maki and Cynthia Wilson, as Purchaser, which Contract or memorandum thereof was recorded under Auditor's No. 116454, Receipt No. 33508 on June 14, 1993, Records of Skamania County, Washington.

C. LEGAL DESCRIPTION OF THE PROPERTY:

A tract of land located in the southwest quarter of the northeast quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian described as follows:

Beginning at a point marking the intersection between the northerly line of Primary State Highway No. 8 and the South line of the Southwest quarter of the Northeast quarter of said Section 34; thence turning an angle northwesterly and running on a course having an angle of 58° 30' with the northerly line of said highway a distance of 100 feet; thence in a northeasterly direction along the westerly side of an old abandoned county road a distance of 200 feet to a point which is 172 feet distant northwesterly from a point of said highway which is North 58° 01' East 200 feet from the point of beginning; thence southeasterly 172 feet to the above mentioned point on said highway; thence South 58° 01' West 200 feet to the point of beginning, records of Skamania County, Washington.

D. FORFEITURE: The Contract described above is forfeited, and all the purchaser's rights under the Contract are canceled and all right, title and interest in the property of the purchaser and of 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.

015868 REAL ESTATE EXCISE TAX

STACY to MAKI/WILSON REAL ESTATE CONTRACT:
DECLARATION OF FORFEITURE - Page 1 of 2

JUN 16 1993
PAID *Exchange*
Skamania County
SKAMANIA COUNTY TREASURER

| | |
|--------------|----------|
| Registered | <i>f</i> |
| Indexed, Dir | <i>f</i> |
| Indirect | <i>f</i> |
| Filed | <i>f</i> |
| Mailed | <i>f</i> |

Glenda J. Kimmel, Skamania County Auditor
By: JLL Parcel # 2-6-34-1-2100

- 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 sellers not later than June 25, 1993.
- F. **COMPLIANCE WITH STATUTORY PROCEDURE:** The Contract forfeiture was conducted in compliance with all requirements of RCW Chapter 61.30, et seq. in all material respects and applicable provisions of the Contract described above.
- G. **ACTION TO SET ASIDE:** The Purchaser(s) 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 this Declaration of Forfeiture have the right to commence a court action to set the forfeiture aside by filing and serving the Summons and Complaint within sixty (60) days after the date the Declaration of Forfeiture is recorded, if the sellers did not have the right to forfeit the Contract or fail to comply with the provisions of RCW Chapter 61.30 in any material respect.
- H. **ADDITIONAL INFORMATION:**

None.

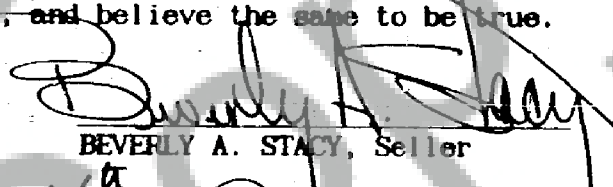
DATED: 6-15-93.


BEVERLY A. STACY, Seller

STATE OF WASHINGTON)
: ss.
County of Skamania)


BEVERLY A. STACY, a single person, being first duly sworn on oath, deposes and says:

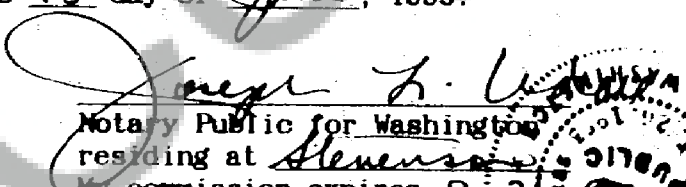
I am the Seller in the foregoing matter. I have read the above Declaration of Forfeiture, know the contents thereof, and believe the same to be true.


BEVERLY A. STACY, Seller

SUBSCRIBED AND SWORN to before me this 15th day of June, 1993.

FILED FOR RECORD
SKAMANIA CO. WASH
BY Joseph Udall

JUN 15 34 PM '93

GARY H. OLSON


Notary Public for Washington
residing at Stenerson
My commission expires 9-21-97

