

NOTICE OF DEFAULT

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Ronald Cummings*

DEC 2 9 47 AM '93

P. Lowry
AUDITOR
GARY M. OLSON

Kevin and Dixie White
M.P 0.5 Pohl Rd
Washougal Wash. 98671
R.E. CONTRACT # 106284

118109

Kevin and Dixie White:

BOOK 139 PAGE 942

The final payment as per our agreement dated November 21, 1988 was due and payable on November 21, 1993.

Under the terms of our agreement you have 30 days from due date to comply to the conditions set forth in the contract.

The balance due on November 21, 1993 was \$75,327.97. You have failed to pay the property taxes for year 1993 so Seller has paid them along with interest and penalties in the amount of \$1498.63.

The amount due is as follows:

Principal	= \$75,327.97
Property taxes	= \$1362.39
Interest and penalties	= \$136.24
Preparation of notice	= \$100.00
Total Amount Due (11-21-1993)	= \$76,926.60

There will be an interest charge of \$21.08 per day for every day you are delinquent.

If after December 21, 1993 Seller has not received payment in full, this contract will be declared null and void and all rights and interest hereby created in favor of Purchasers shall utterly cease and terminate and the premises hereby contracted to be sold and all improvements shall revert to seller as if this agreement had not been made and seller shall be entitled to the possession of said premises and every part thereof.

Seller *Ronald D. Cummings*
Seller *Charlotte J. Cummings*
Date 11-23-93

Registered ☒
Indexed, Dir ☒
Indirect ☒
Firmed ☒
Mailed ☒

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

Glenda J. Kimmel, Skamania County Assessor
By: *SG* Parcel # 2-5-30-300

106284

BOOK 112 PAGE 168

AGREEMENT FOR DEED

BOOK 139 PAGE 944

This Agreement for Deed made and entered into this 21st day of Nov., 1988, by and between Ronald N Cummings and Charlotte Y Cummings, husband and wife, sellers, and Kevin White and Dixie White, husband and wife, Purchasers.

WITNESSETH

Sellers agree to sell and Purchasers agree to buy the following described real property commonly designated as M.P. 0.05 R Panda Road (Pohl Road), Washougal Washington, and more particularly described as follows, to wit:

Lot # 1 of Cummings Short Plat.

Beginning at a point 300.00 feet south and 209.00 feet east from the northwest corner of the northeast quarter of section 30 township 2 Range 5, E.W.N, Skamania County Washington.

Thence south 463.64 feet, thence east 470.00 feet, thence north 463.64 feet, thence west 470.00 feet to the point of beginning, consisting of five acres more or less.

Also an easement for ingress, egress and utilities over, under and across a strip of land 60.00 feet in width as described in book 79 of Deeds, page 549 recorded in the records of Skamania County Auditors office.

And an easement for ingress, egress and utilities over, under, and across a strip of land 30.00 feet in width as described in book 79 of Deeds, page 428 recorded in the records of Skamania County Auditors office.

(1)

12416

REAL ESTATE EXCISE TAX

DEC 7 1988

PAID 1185.90

JW Deputy
SKAMANIA COUNTY TREASURER

Revised	115
Indexed	5
Indexed	5
Filed	
Mailed	

Glenda J. Kimmel, Skamania County Assessor
By J/D Parcel 822 05 30 00 0300
12/2/88

BOOK 112 PAGE 169
BOOK 139 PAGE 945

Subject to an easement for ingress, egress and utilities over, under and across a strip of land 30.00 feet in width as described in book 79, page 430 recorded in the records of Skamania County Auditors office.

Sellers agree and Purchasers agree to pay therefor the sum of \$88,500.00 in the manner following to wit:
\$500.00 down as earnest money, receipt of which is hereby acknowledged;

The additional sum of \$10,000.00 shall be paid in cash. Closing shall occur on the signing of this document by both parties.

The balance of the purchase price in the sum of \$78,000.00 shall be paid at the rate of \$684.51 or more per month at the option of purchasers commencing on the 21st of November 1988 and continuing thereafter on the 21st day of each and every month until the 21st day of November 1993, on which date all unpaid balances shall fall due and payable.

All unpaid diminishing balances shall bear interest at the rate of 10% interest per annum from the 21st day of November 1988, such interest to be included in the monthly payments of \$684.51 or more and all payments shall be applied first upon interest and the balance upon principal.

Purchasers shall have the right and privilege of paying all or part of the balance of the purchase price at any time without penalty and payments made in excess of the monthly requirements shall be credited upon the purchase price in the order of the maturity of the monthly installments.

STATE OF WASHINGTON

County of Clark
~~Skamania~~

On this day personally appeared before me RONALD N CUMMINGS and CHARLOTTE Y CUMMINGS to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledge that they signed the same as their free and voluntary act and, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23rd day of November 1993

Teria M. Bair
Notary Public in and for
the State of Washington.

VOID IF DETACHED FROM NOTICE OF DEFAULT PAPER DATED 11-23-93

NOTICE: <ul style="list-style-type: none">• Complete Form 1 and/or 2 for additional locations.• Complete Form 3 and Form 4.• Place your name and address on the reverse of this form so that we can return this notice to you.• Attach your return address to the back of the envelope, under the back of your own name.• Write "Notice of Default" on the envelope.• The State of Washington will accept no responsibility for the return of this notice.		I also wish to receive the following services for an extra fee: <ul style="list-style-type: none">1. <input type="checkbox"/> Addressee's Address2. <input type="checkbox"/> Registered Delivery	
1. Addressee's Name Kevin A. Duxie White m.p.o. 5 P.O. Rd Washougal WA 98671		2. Addressee's Address R 755 914 014 <input type="checkbox"/> Home <input type="checkbox"/> Office <input type="checkbox"/> Business <input type="checkbox"/> Other 3. Date of Birth 11/23/93	
4. Signature of Addressee <i>[Signature]</i>		5. Addressee's Signature <i>[Signature]</i>	

Unofficial
Copy