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FILED
SKAMANIA CO. TITLE

OCT 24 11 47 AM '01

GARY E. OLSON

RETURN ADDRESS

Jackson, Jackson & Kurtz
704 East Main St., Ste. 102
Battle Ground, WA 98604

Please Print neatly or Type information
DOCUMENT TITLE(S)

Notice of Intent to Forfeit

REFERENCE NUMBER(S) OF RELATED DOCUMENT(S)

AE# 135800 B 191 P 659 7/23/99
Additional Reference #'s on page

GRANTOR(S)

Jarrell, Guy R.
Jarrell, Debra A.

Additional Grantors on page #

GRANTEE(S)

Blackwell, Aaron
Blackwell, Amber

Additional Grantees on page #

LEGAL DESCRIPTION (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)
Lot 4, Short Plat 3 - 321 Skamania County Washington

Additional Legal is on page #

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

03-08-17-3-0-2323-00

Additional Parcel #'s on page 2

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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AFTER RECORDING RETURN TO:

JACKSON, JACKSON & KURTZ, INC. PS
704 EAST MAIN STREET, SUITE 102
BATTLE GROUND, WA 98604

**NOTICE OF INTENT TO FORFEIT CONTRACT
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.30.070**

To: Aaron Blackwell
PO Box 1045
Carson, WA 98610

Amber Blackwell
PO Box 1045
Carson, WA 98610

Wells Fargo Bank, NA
C/O Bradley B. Jones, Attorney At Law
Bradley Boswell Jones, P.S.
5440 California Avenue SW
Seattle, WA 98136

Occupants
82 Jarrell Drive
Carson, WA 98610

You are hereby notified that the Real Estate Contract described below is in default and you are provided the following information with respect thereto:

- (a) **The name, address and telephone number of the Seller and the Seller's attorney:**

Seller:

Guy R. Jarrell and Debra A. Jarrell, husband and wife
9516 NE 135th Court
Vancouver, WA 98682
(360) 260-1510

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Sellers' Attorney:

Earl W. Jackson
Jackson, Jackson & Kurtz Inc., P.S.
704 East Main Street, Suite 102
Battle Ground, WA 98604
(360) 687-7106

(b) Description of the contract:

Real estate contract dated July 23, 1999, executed by Guy R. Jarrell and Debra A. Jarrell, husband and wife, as Sellers; and Aaron Blackwell and Amber Blackwell, husband and wife, as Purchasers; which Contract or a memorandum thereof was recorded under Auditor's File No. 135800, in Book 191, Page 659, on July 23, 1999, records of Skamania County Auditor, Skamania County, Washington.

(c) Legal description of the property:

Tax Serial No. 03-08-17-3-0-2323-00

A tract of land in the Southwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 4 of GD Jarrell Short Plat, Recorded in Book 3 of Short Plats, at page 321, Skamania County Records.

Including a 1999 Fleetwood Manufactured Home situated thereon, bearing Vehicle Identification Number ORFLW4BA5227BM13 and Title Number 9902108005.

(d) Description of each default under the Contract on which the notice is based:

1. Failure to pay monthly payments and late charges for the months of June 2001 through October 2001, the amounts and an itemization for which are given in (g) below.

2. Failure to pay real property taxes, interest and penalties due for tax years 1999, 2000, and 2001 under Skamania County Tax Parcel Number 03-08-17-3-0-2323-00.

(e) Failure to cure all of the defaults listed in (g) and (h) on or before January 25, 2002, will result in the forfeiture of the Contract.

(f) The forfeiture of the Contract will result in the following:

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- 1) All right, title and interest in the property of the purchasers and of all persons claiming through the purchasers or whose interests are otherwise subordinate to the seller's interest in the property shall be terminated.
- 2) The purchasers' rights under the contract shall be canceled;
- 3) All sums previously paid under the contract shall belong to and be retained by the sellers or other person to whom paid and entitled thereto;
- 4) All of the purchasers' rights in all improvements made to the property and in unharvested crops and timber thereon shall belong to the sellers.
- 5) The purchasers and all other persons occupying the property whose interests are forfeited shall be required to surrender possession of the property, improvements, and unharvested crops and timber to the sellers ten days after the declaration of forfeiture is recorded.

(g) The following is a statement of payments of money in default and for any defaults not involving the failure to pay money the actions required to cure the default:

1) Monetary Delinquencies:

<u>Item</u>	<u>Amount</u>
June 2001 through October 2001 monthly installment payments of \$653.58 each:	\$3,267.90
3.14 late charges in the amount of \$32.68 each:	\$ 111.89
TOTAL	\$3,379.79

2) Non Monetary Delinquencies: Provide Proof of payment of all real property taxes, interest and penalties due for tax years 1999, 2000, and 2001 under Skamania County Tax Parcel Number 03-08-17-3-0-2323-00.

(h) The following is a statement of other payments, charges, fees and costs to cure the default:

<u>Item:</u>	<u>Amount:</u>
1. Cost of title insurance:	\$545.70
2. Service/Posting Notice of Intent to forfeit (estimated):	\$50.00
3. Attorney Fees (estimated):	\$750.00
4. Mailing :	\$19.20
5. Copying (estimated):	\$10.00

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6. Recording Fees:	\$22.00
7. Long Distance Telephone (estimated):	\$ 10.00
TOTAL:	\$1,406.90

The total amount necessary to cure the default is the sum of the amounts in (g) (i) and (h), which is \$4,786.69 (together with providing proof of payment of all real estate taxes, interest, and penalties past due) plus the amount of any additional monthly payments, late charges, taxes and costs which fall due after the date of this Notice of Intent to Forfeit and on or prior to the date the default is cured. Monies required to cure the default may be tendered to:

Jackson, Jackson & Kurtz Inc., P.S.
704 East Main Street, Suite 102
Battle Ground, WA 98604

(i) The person to whom this notice is given may have the right to contest the forfeiture, or to seek an extension of time to cure the default if the default does not involve a failure to pay money, or both, by commencing a court action by filing and serving the summons and complaint before the declaration of forfeiture is recorded.

(j) The person to whom this notice is given may have the right to request a court to order a public sale of the property; such public sale will be ordered only if the court finds that the fair market value of the property substantially exceeds the debt owed under the contract and any other liens having priority over the sellers' interest in the property; the excess, if any, of the highest bid at the sale over the debt owed under the contract will be applied to the liens eliminated by the sale, and the balance, if any, paid to the purchasers; the court will require the person who requests the sale to deposit the anticipated sale costs with the clerk of the court; and any action to obtain an order for public sale must be commenced by filing and serving the summons and complaint before the declaration of forfeiture is recorded.

(k) The sellers are not required to give any person any other notice of default before the declaration which completes the forfeiture is given.

DATED this 22nd day of October, 2001.

Guy R. Jarrell and Debra A. Jarrell, Sellers

By: Earl W. Jackson
Earl W. Jackson, Attorney for Sellers

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