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ROCK 229 PAGE 837

FILED FOR RECORD
SEP 12 1964
U.S. DISTRICT COURT
SOUTHERD DISTRICT OF CALIF.
SAN FRANCISCO

Kielinski & Woodrich

SEP 26 3 43 PM '02

P. Lowry

J. McH. & Co. 1901

REAL ESTATE EXCISE TAX

AFTER RECORDING MAIL TO:

Kielpinski & Woodrich
P.O. Box 510
Stevenson WA 98648
(509) 427-5665

SEP 26 2002

PAID Exempt
to deputy
SKAMANIA COUNTY TREASURER

Document Title(s) or transactions contained therein:

- 1. Declaration of Forfeiture Real Estate Contract**

Grantor(s): [Last name first, then first name and initials]

1. ~~Woodrich, Kenneth B.~~ Home Valley Grocery

☐ Additional names on page ____ of document

Grantee(s): [Last name first, then first name and initials]

1. ~~Home Valley Grocery Inc.~~ Dunoven, Gail

☐ Additional names on page ____ of document

Abbreviated Legal Description: (i.e., lot/block/plat or sec/twp/range/4/4/4)

SE ¼ Sect 27 T3N R8EWM

X. Complete legal description is on page 2 of document

Reference Number(s) of Documents Assigned or Released: [Bk/Pg/Aud#]

Vol 190 Pg 860 AF 135584 6/29/99

☐ Additional numbers on page _____ of document

Assessor's Property Tax Parcel/Account Number(s):

3-8-27-4-2000

Gary H. Martin, Skamania County Assessor

Date 9-26-02 Parcel # 3-F-27-4-2000

☐ **Property Tax Parcel ID is not yet assigned**

[illegible]

After recording Mail to:

Kenneth B. Woodrich
Kielpinski & Woodrich
PO Box 510
Stevenson, WA 98648

**DECLARATION OF FORFEITURE
REAL ESTATE CONTRACT
RCW 61.30 et seq.**

TO: HOME VALLEY GROCERY, INC. a Washington Corporation

You and each of you are hereby notified that the defaults hereinafter referred to under the Contract hereinafter referred to are not cured and the forfeiture date has expired. The legal owner of the property described in the Contract has elected to declare a forfeiture of and cancel the Contract.

The name Address and telephone number of the Seller is as follows:

GAIL DUNOVEN
PO Box 55
Carson, WA 98601
(509) 427-4713

The name Address and telephone number of the Seller's attorney is as follows:

Kenneth B. Woodrich
Kielpinski & Woodrich
40 Cascade Ave., Suite 110
PO Box 510
Stevenson, WA 98610
(509) 427-5665

The Contract herein referred to was executed in writing on June 29, 1999 by John Dunoven and Gail Dunoven, husband and wife, as Seller, providing for the sale to Home Valley Grocery, Inc., a Washington Corporation, as Purchaser, of the following-described real property situate in Skamania County, Washington:

A tract of land in Sections 27 & 34, Township 3 North, Range 8 East of the Willamette Meridian in the County of Skamania, State of Washington, described as follows:

Beginning at a point of the section line common to the said Sections 27 and 34 which is north 89° 22' 30" west 842.9 feet more or less from the southeast corner of the said Section 27 to the southeasterly line of Lot 1 of the Short Plat recorded in Book 3, Page 111; thence south 23° 59' west 61.67 feet to the northerly right of way line of Primary State Highway No. 8; thence south 66° 01' east along said highway right of way line 262.64 feet; thence north 23° 59' east 101.51 feet; thence north 66° 01' west 262.64 feet; thence south 23° 59' west 39.84 feet to the point of beginning.

3-8-27-4-2000

9-26-02

The Contract was recorded under Auditor's File No. 135584, Book 190, Pages 860 - 884, records of Skamania County, Washington.

The purchaser is in default and all the purchaser's rights under the Contract are canceled herein 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 except to the extent otherwise stated in the declaration of forfeiture as to persons or claims named, identified, or described.

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, are required

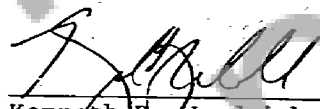
to surrender such possession to the seller not later than October 8, 2002.

The forfeiture was conducted in compliance with all requirements of RCW 61.30.070 in all material respects and applicable provisions of the Contract.

The purchaser 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 has the right to commence a court action to set the forfeiture aside by filing and serving the summons and complaint within sixty days after the date of the declaration of forfeiture is recorded if the seller did not have the right to forfeit the contract or fails to comply with RCW 61.30.070 in any material respect.

All sums previously paid under the contract shall belong to and be retained by the seller or other person to whom paid and entitled thereto.

DATED this 26th day of September, 2002.


Kenneth B. Woodrich
WSB # 19654

AFFIDAVIT OF SERVICE

STATE OF WASHINGTON)
County of Skamania)

I certify that on the 26th day of September, 2002 I served the foregoing Notice of Intent to Forfeit Real Estate Contract pursuant to RCW 61.30.050 by depositing true copies thereof in the U.S. mails at Stevenson, Washington, in sealed envelopes, with postage paid, one copy of regular mail and one copy by Certified, Return Receipt mail, directed as follows:

SUNG YA KIM-MEIER, President
Home Valley Grocery, Inc.
PO Box 1711
Hwy 211
Sandy, OR 97055

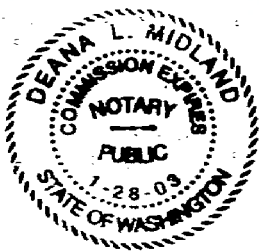
And

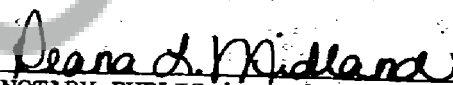
SUNG YA KIM-MEIER, President
Home Valley Grocery, Inc.
50151 State Rd 14
Stevenson WA 98648

And I caused this notice to be personally served upon SUNG YA KIM-MEIER as President of Home Valley Grocery, Inc. at the business address of 50151 SR 14, Stevenson, Washington.


Kimberly Hassell

SIGNED and sworn to before me this 26th day of September, 2002 by Kimberly Hassell.




NOTARY PUBLIC in and for
the State of Washington
Commission expires 1-28-03