

After recording Mail to:

Kenneth B. Woodrich PC  
Woodrich & Archer LLP  
PO Box 510  
Stevenson, WA 98648

**REAL ESTATE EXCISE TAX**

24986

JUN 14 2005

PAID

*Exempt*

*by deputy*

SKAMANIA COUNTY TREASURER

*SCR 27645*

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

TO: **Ralph Kurth and Sue Kurth, husband and wife  
ABN Home Valley Convenience Store**

**Brief property description:**

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, more particularly described on page 2.

Tax Parcel No: 03-08-27-4-0-2000-00

*6-14-05*

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.

*Recorded 8-11-2003 B 248, page 189 Auditor 149797.*

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

GAIL DUNOVEN, Trustee of the Dunoven Trust dtd 6/30/99  
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 PC  
Woodrich & Archer LLP  
110 SE Cascade Avenue  
PO Box 510  
Stevenson, WA 98610  
(509) 427-5665

Gary H. Martin, Skamania County Assessor

Date 6-14-05 Parcel # 3-8-27-4-2000  
5741

The Contract herein referred to was executed in writing on August 7, 2003 by Gail Dunoven, as Seller, providing for the sale to **Ralph J. Kurth and Susan G. Kurth, husband and wife**, 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.

The Contract was recorded under Auditor's File No. 149797, Book 248, Pages 189-207, 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 June 18, 2005.

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 7th day of June, 2005.

  
Kenneth B. Woodrich PC  
WSB # 19654

AFFIDAVIT OF SERVICE

STATE OF WASHINGTON     )  
                                      ) SS:  
County of Skamania     )

I certify that on the 8<sup>th</sup> day of June, 2005 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:

Ralph Kurth and Sue Kurth,  
14011 SE 20<sup>th</sup> Way  
Vancouver, WA 98684

and

Ralph Kurth and Sue Kurth,  
50151 SR 14  
Stevenson, Washington 98648

  
Nicole L. Woodrich

SIGNED and sworn to before me this 8<sup>th</sup> day of June, 2005  
by Nicole L. Woodrich.

  
NOTARY PUBLIC in and for  
the State of Washington

