

Doc # 2005158881  
Page 1 of 7  
Date: 09/28/2005 03:00P  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$30.00

**Return Address:**

Routh, Crabtree, Olsen, P.S.  
3535 Factoria Blvd SE, Suite 200  
Bellevue, WA 98006  
Attn: Lance E. Olsen

**REAL ESTATE EXCISE TAX**

25331

SEP 28 2005

PAID

exempt

Vickie Chellon S. Ogata  
COUNTY TREASURER

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)**

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Declaration of Forfeiture 2. \_\_\_\_\_  
3. \_\_\_\_\_ 4. \_\_\_\_\_

**Reference Number(s) of Documents assigned or released:**

BOOK 198, PAGE 499, AUDITOR FILE NO. 137933  
Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** (Last name, first name, initials)

1. Greg D. Gifford and Debbie G. Gifford, Husband and Wife - GPE, INC.  
2. KEN TOWNSLEY AND ELIZABETH TOWNSLEY, HUSBAND AND WIFE

**Grantee(s)** (Last name first, then first name and initials)

1. Ken Townsley and Elizabeth Townsley, Husband and Wife  
2. GPE, INC.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

Legal description is on page 3 of document.  
NW 1/4 SEC 8 T1N R5E

**Assessor's Property Tax Parcel/Account Number**

01-05-08-0-0802-00 9-28-05  
EFM

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

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_  
Signature of Requesting Party

AFTER RECORDING, RETURN TO:  
Routh, Crabtree, Olsen, P.S.  
3535 Factoria Blvd SE, Suite 200  
Bellevue, WA 98006  
Attn: Lance E. Olsen

SC# 27779

DECLARATION OF FORFEITURE  
PURSUANT TO THE REVISED CODE OF WASHINGTON  
CHAPTER 61.30

TO:

Purchaser(s)

Ken Townsley  
P.O. Box 190  
171 Meke Way Kenco Road  
Washougal, WA 98671

Elizabeth Townsley  
P.O. Box 190  
171 Meke Way Kenco Road  
Washougal, WA 98671

AND TO:

Occupants of the Premises  
P.O. Box 190  
171 Meke Way Kenco Road  
Washougal, WA 98671

First National Acceptance Company  
Attn: Jennifer Heightchew  
241 East Saginaw Highway East  
Lansing, MI 48823

AND TO:

Clark Mattson  
2909 NE 166<sup>th</sup> Way  
Ridgefield, WA 98642

Clarice Mattson  
2909 NE 166<sup>th</sup> Way  
Ridgefield, WA 98642

AND TO:

Monogram Credit Card/Bank of Georgia  
Attn. Walter W. Driver, Registered Agent  
191 Peachtree Street  
Atlanta, GA 30303

State of Washington/Division of Child Support  
P.O. Box 11520  
Tacoma, WA 98411-5520

AND TO:

Washington State Office of the Attorney General  
Attn. Rob McKenna  
1125 Washington Street SE  
Olympia, WA 98504-0100

(a) The name, address and telephone number of the Seller and, if any, the Seller's agent or attorney giving the notice:

SELLER: GPE, Inc.

SELLER'S AGENT: Lance Olsen  
Attorney at Law  
Routh, Crabtree, Olsen, P.S.  
3535 Factoria Blvd. SE, Suite 200  
Bellevue, WA 98006  
(425) 458-2121

(b) Description of the Contract: Real Estate Contract dated April 21, 2000, executed by Ken Townsley and Elizabeth Townsley, Husband and Wife, as Purchaser, and Greg D. Gifford and Debbie G. Gifford, Husband and Wife, as Seller, which Contract or a memorandum thereof was recorded under Book 198, Page 499, Auditor's File No. 137933 on April 21, 2000, records of Skamania County, Washington.

The Seller's interest in the Contract was subsequently assigned to the current holder, GPE, Inc. The assignment was recorded under Auditor's File No. 2005-157151 on May 2, 2005, records of Skamania County, Washington.

(c) Legal description of the property:

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Lot 3 of the Robert Ferguson Short Plat, as recorded in Book 2 or Short Plats, Page 37, Skamania County Records.

Tax Account No. 01-05-08-0-0-0802-00

Gary H. Martin, Skamania County Assessor

(d) Forfeiture:

Date 9-28-05 Parcel # 1-5-P-P02

The Contract described above is forfeited, the purchaser's rights under the Contract are cancelled and all right, title, and interest in the property of the purchaser and of all persons claiming an interest in the Contract, the property, or any portion of either through the purchaser, are terminated.

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.

All improvements made to the property shall belong to the Seller.

The Seller's Agent is aware that Ken Townsley and Elizabeth Townsley have received a discharge under chapter 7 of the United States Bankruptcy Code. Nothing in this Declaration shall be interpreted to be an attempt to personally collect on any debt. The action of the Seller is only to redeem real property as provided for under RCW 61.30.010.

(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 and unharvested crops) are required to surrender such possession to the seller not later than September 26, 2005 [10 days from date declaration recorded].

(f) Compliance with statutory procedure:

The Contract forfeiture was conducted in compliance with all requirements of RCW 61.30 and the applicable provisions of the Contract described above.


(g) Action to set aside:

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 have the right, for a period ending November 16, 2005[60 days from date declaration recorded], to commence a court action to set aside the forfeiture if the seller did not have the right to forfeit the Contract or failed to comply with the provisions of RCW 61.30.

//signature page to follow//

**SELLER**

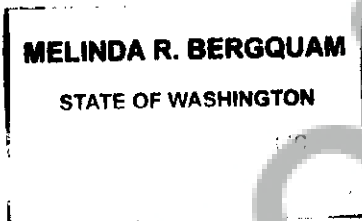
GPE, Inc.


By   
Lance E. Olsen, WSBA # 25130  
Agent for Seller

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Lance E. Olsen is the individual who appeared before me, and said individual acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 13<sup>th</sup> day of September, 2005.



  
NOTARY PUBLIC in and for the State of Washington  
Residing at Lynnwood  
My appointment expires: 10-17-06

## AFFIDAVIT OF MAILING

[illegible]

I, Melissa Winters, under penalty of perjury under the laws of the State of Washington, declare that the following is true and correct:

I am now, and at all times herein mentioned was, a citizen of the United States, a resident of the State of Washington, over the age of eighteen years, and not the beneficiary or its successor in interest named in the Declaration of Forfeiture.

That on the 13<sup>th</sup> day of September, 2005, I deposited in the mail of the United States, securely sealed in an envelope with the requisite postage thereon to be transmitted by certified mail, return receipt requested and by first class mail, a copy of a Declaration of Forfeiture Pursuant to RCW § 61.30 et al., to the following:

Purchaser(s)

Ken Townsley  
P.O. Box 190  
171 Meke Way Kenco Road  
Washougal, WA 98671

Elizabeth Townsley  
P.O. Box 190  
171 Meke Way Kenco Road  
Washougal, WA 98671

AND TO:

Occupants of the Premises  
P.O. Box 190  
171 Meke Way Kenco Road  
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First National Acceptance Company  
Attn: Jennifer Heightchew  
241 East Saginaw Highway East  
Lansing, MI 48823

AND TO:

Clark Mattson  
2909 NE 166<sup>th</sup> Way  
Ridgefield, WA 98642

Clarice Mattson  
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Ridgefield, WA 98642

AND TO:

Monogram Credit Card/Bank of Georgia  
Attn. Walter W. Driver, Registered Agent  
191 Peachtree Street  
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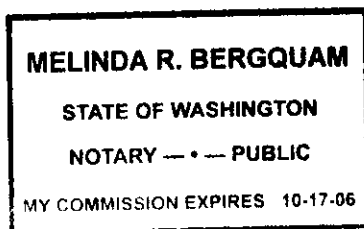
State of Washington/Division of Child Support  
P.O. Box 11520  
Tacoma, WA 98411-5520

AND TO:  
Washington State Office of the Attorney General  
Attn. Rob McKenna  
1125 Washington Street SE  
Olympia, WA 98504-0100

Dated this 13<sup>th</sup> day of September, 2005.

Signed: Melissa Winters  
Melissa Winters

SUBSCRIBED AND SWORN to before me this 13<sup>th</sup> day of September, 2005.



Melinda R. Bergquam  
NOTARY PUBLIC in and for the State of  
Washington, residing at Lynnwood  
My appointment expires: 10-17-06