

Return Address:

RAE HANSEN + Tom
Aspitarte

182 BLUE HERON RD.
WASHOU, WA 98671

Document Title(s) or transactions contained herein:

NOTICE OF INTENT TO FORFEIT
PURCHASER'S RIGHTS

GRANTOR(S) (Last name, first name, middle initial)

RAE A. HANSEN + THOMAS L. ASPHARTZ

☐ Additional names on page _____ of document.

GRANTEE(S) (Last name, first name, middle initial)

ADAM W. DAVIS

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

LOT 2 OF SHORT PLATS RECORDED IN BOOK 2
PAGE 134 SKAMANIA COUNTY, WA. RECORDS

☒ Complete legal on page 142 of document.

REFERENCE NUMBER(S) of Documents assigned or released:

2004155786

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

02-05-34-00-0103-00

10-18-06

☐ Property Tax Parcel ID is not yet assigned

☐ Additional parcel numbers on page _____ of document.

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.

182 Blue Heron Rd.
Washougal, WA. 98671
October 18, 2006

Adam W. Davis
1262 Wantland Rd.
Washougal, WA 98671

NOTICE OF INTENT TO FORFEIT PURCHASER'S RIGHTS

Dear Mr. Davis:

This is a legal notice to inform you that your rights as the purchaser of property located at 1262 Wantland Rd. Washougal, WA 98671 will be cancelled due to non-payment of monthly contracted amounts that were due September 1, 2006 and October 1, 2006 and other breaches of contract.

Unless you remit all delinquent payments, including late fees and all other related incurred expenses, your right, title and all interest in the property purchased under Real Estate Contract dated December 29, 2004, escrow number 131121 filed by Stewart Title Co. in Skamania County, Washington, Skamania County Records, document # 2004155786, (hereafter "the Contract") will be forfeited 90 days from the date of this notice on January 18, 2007 and you will be required to vacate the property. This applies to any other persons claiming any interest in the property by or through you.

This property is located at 1262 Wantland Rd. Washougal, WA and consists of a 3-bedroom 3-story house and three out-buildings on an approximate 5-acre parcel which includes well, septic, propane and electric utilities. The legal description is: 2-5-34-143 10-18-06
ETH

- Lot 2 of SHORT PLATS, recorded in Book "2" of SHORT PLATS, page 134, records of Skamania County, Washington
- TOGETHER WITH that certain road easement as described in Book 74 of deeds, page 570, records of Skamania County, Washington

Aspitarte, Notice of Intent to Forfeit Purchaser's Rights, October 18, 2006, Page 2

- ALSO TOGETHER WITH an easement for ingress, egress and utilities as described in Book 134 of Deeds, page 993 and 994, records of Skamania County, Washington.
- Assessor's Property Tax Parcel/Account Number: 02-05-34-00-0103-00

This default is based upon your failure to remit the monthly contract amount due in the amount of \$1803.97 per month for the preceding two months. Payments were due on September 1, 2006 and October 1, 2006 and remain unpaid.

A notice of late payment was sent to you on September 20, 2006 by registered mail, return receipt requested. This notice was refused by you and has been returned to us as undelivered by the U.S. Post Office. We have received no communication from you regarding your failure to pay the monthly contract amount.

Additionally, a notice was received from your insurance company that homeowner's coverage on this property was cancelled by you. Per the Contract you are required to continuously insure the property structures in an amount not less than the balance owed on the contract. As provided for in the contract, we have purchased fire and extended coverage insurance on the property in the amount of \$350,000 for a cost of \$505. This amount plus a 5% late charge is an additional delinquent charge that must be paid in order to avoid forfeiture of your interest in the property.

The total amount due to cure this intent to forfeit will include the following:

September 1, 2006 payment including 5% late fee	\$1,904.17
October 1, 2006 payment including 5% late fee	\$1,904.17
All subsequent monthly payments due per contract	\$1,803.97 due 1 st day of each following month
Insurance premium plus 5% late fee	\$ 535.00

Expenses incurred due to non-compliance of contract. Estimated to-date:

Postage	\$ 36.00
Mileage charge for filing fee	\$ 78.00
Missed work for filing	\$ 800.00
Process service fee	\$ 85.00
Attorney fees	\$ 600.00

This notice of intent to forfeit purchaser's rights is being recorded in Skamania County, Washington. No other notice of default will be provided to you before the declaration of forfeiture is provided and recorded on or after January 18, 2007.

All your right, title, and interest in the property as the purchaser and all right, title and interest of all persons claiming through you, the purchaser, or whose interests are otherwise subordinate to our, the seller's, interest in the property shall be terminated. Your rights under the Contract shall be canceled and all sums previously paid under the Contract shall belong to and be retained by us, the seller. You, the purchaser, will also forfeit to us, the seller, all your rights in all improvements made to the property and in un-harvested crops and timber thereon. You and all other persons occupying the property whose interests are forfeited shall be required to surrender possession of the property, improvements, and un-harvested crops and timber to the seller ten days after the declaration of forfeiture is recorded;

You may have the right to contest this forfeiture by commencing a court action by filing and serving the summons and complaint before the declaration of forfeiture is recorded.

You may have the right to request a court to order a public sale of the property which 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 seller's 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, will be paid to you. The court will require the person who requests the sale to deposit the anticipated sale costs with the clerk of the court. 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;

Please contact us for exact payment and expense amounts due to avoid defaulting on your real estate contract. Direct any correspondence to Tom Aspitarte and Rae Hansen at the address above. Or contact us at 360-837-8084.

Sincerely,



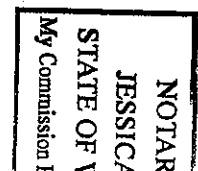
Rae A. Hansen



Thomas L Aspitarte

cc: Riverview Community Bank P.O. Box 872290 Vancouver, WA 98677-2290, contract number 290006817

Adam W. Davis 13037 S.E. Gladstone Ct. Portland. OR 97236



INDIVIDUAL ACKNOWLEDGMENT


STATE OF WASHINGTON,

County of Clark } ss.

I certify that I know or have satisfactory evidence that Rae A Hansen and
Thomas L. Aspitarte is/are the person(s) who appeared before me, and said person(s)
acknowledged that they signed this instrument and acknowledged it to be their
free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 18th day of October, 2006.

NOTARY PUBLIC
JESSICA L. SOULE
STATE OF WASHINGTON
My Commission Expires Dec. 15, 2009



Print Name Jessica L. Soule

Notary Public in and for the State of Washington

My appointment expires: 12/15/09

