

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

Shawn A. Elpel (sjs)  
Duggan Schlotfeldt & Welch, PLLC  
900 Washington Street Suite 1020  
PO Box 570  
Vancouver, WA 98666-0570

**REAL ESTATE EXCISE TAX**

29401

FEB - 2 2012

PAID Exempt  
by deputy  
SKAMANIA COUNTY TREASURER

Grantor : Three Rivers Recreational Area – Sauer, LLC  
Grantees : Kraner, Mark; Kraner, Tammie  
Abbreviated Legal : Lot #1 Of The Angry Lady S/P2004153799 .15ac Rd Eas Per  
BLA~2004155168; full legal on Page 2 and in Exhibit A  
Assessor’s Tax Parcel # : 07 06 23 1 0 0301 00  
Other Reference Nos. : 2006162261; 2011179324; Prior Excise Tax Receipt #26117

**DECLARATION OF FORFEITURE**

PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.30

136155  
To: Mark Kraner and Tammie Kraner, husband and wife.

1. Identity of Sellers and Sellers’ Agent. The names, address and telephone numbers of Seller and, if any, the Seller’s agent or attorney are as follows:

Seller	Attorney for Seller
Three Rivers Recreational Area - Sauer LLC, a Washington limited liability company 26300 NE 16 <sup>th</sup> Street Camas, WA 98607 Telephone: 360-834-6119	Albert F. Schlotfeldt Duggan Schlotfeldt & Welch PLLC 900 Washington Street, Ste. 1020 Vancouver, WA 98660 Telephone: (360) 699-1201 Fax: (360) 693-2911 Email: aschlotfeldt@dsw-law.com

2. Description of Contract. Real Estate Contract dated July 11, 2006, executed by Three Rivers Recreational Area - Sauer LLC, as Seller, by and through its members, Gerald T. Sauer and Mary P. Sauer, and Mark Kraner and Tammie Kraner, husband and wife, as Purchaser, which Contract was recorded under Auditor's File No. 2006162261 on July 11, 2006, records of Skamania County, Washington. Seller was stylized in said Contract as Three Rivers Rec LLC/Sauer, although its formal legal name is Three Rivers Recreational Area - Sauer LLC.

3. Legal Description of Property. A tract of land in Sections 23 & 24, Township 7 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Lot 1 of the Angry Lady Short Plat recorded in Auditor File No. 2004153799, Skamania County records.

as more specifically described in Exhibit A attached hereto and incorporated herein by reference, which property is vacant land, with no site address.

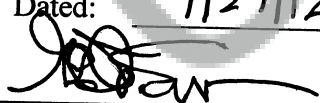
4. Forfeiture. Seller recorded with the Skamania County Auditor a Notice of Intent to Forfeit dated October 21, 2011, recorded October 25, 2011, under Auditor's File No. 2011179324, records of Skamania County, Washington. Said Notice of Intent to Forfeit provided that Purchaser's failure to cure all of the defaults set forth therein on or before 4:00 p.m. on January 31, 2012, would result in the forfeiture of the Contract. The Purchaser having failed to cure, the Contract described above is forfeited, all of the Purchaser's rights under the Contract are cancelled, and all right, title and interest in the property of the Purchaser, and of all the 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.

5. 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, unharvested crops and timber) are required to surrender such possession to Seller no later than **February 29, 2012**, which is at least 10 days after this Declaration of Forfeiture was recorded. Failure by the person in possession to surrender possession in a timely manner shall result in that person being liable to the undersigned for actual damages caused by such failure and for reasonable attorney fees and costs.

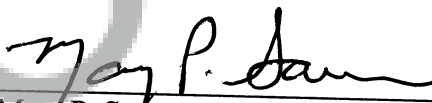
6. Compliance With Statutory Procedure. The Contract forfeiture was conducted in compliance with all requirements of RCW Chapter 61.30 in all material respects and the applicable provisions of the Contract described above.

7. 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 to commence a court action to set aside the forfeiture by filing and serving the Summons and Complaint within **sixty (60) days** after the date the Declaration of Forfeiture is recorded if Seller did not have the right to forfeit the Contract or fails to comply with the provisions of RCW Chapter 61.30 in any material respect.

Dated: 1/27/12



Gerald T. Sauer, Member, Three Rivers  
Recreational Area - Sauer LLC

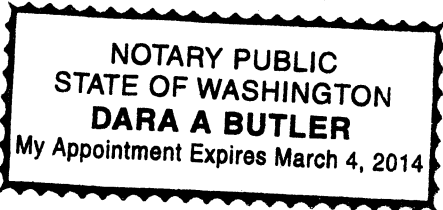


Mary P. Sauer Member, Three Rivers  
Recreational Area - Sauer LLC

STATE OF WASHINGTON )  
 )  
County of Clark )

I certify that I know or have satisfactory evidence that MARY P. SAUER is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as a Member of Three Rivers Recreational Area-Sauer LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Jan 27, 2012 Dara Butler  
Printed Name: Dara Butler  
NOTARY PUBLIC FOR WASHINGTON  
My Appointment Expires: March 4, 2014



STATE OF WASHINGTON )  
 )  
County of Clark )

I certify that I know or have satisfactory evidence that GERALD T. SAUER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Three Rivers Recreational Area - Sauer LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Jan 27, 2012 Dara Butler  
Printed Name: Dara Butler  
NOTARY PUBLIC FOR WASHINGTON  
My Appointment Expires: March 4, 2014

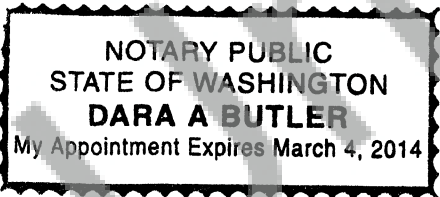


Exhibit A

PARCEL I

Lot 1 of the Angry Lady Short Plat, recorded in Auditor's File No. 2004153799, records of Skamania County, Washington.

PARCEL II

A portion of the Northwest quarter of the Northwest quarter of Section 24, Township 7 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, described as follows (bearings are NAD 83, Washington Coordinate System, South Zone);

BEGINNING at a concrete monument with BLM brass cap at the Northwest corner of Section 24; thence South  $01^{\circ}18'16''$  West, along the West line of the Northwest quarter of Section 24, for a distance of 662.36 feet to the Southeast corner of Lot 1 of the Brenda Creagan Short Plat, recorded in Auditor's File No. 2004153797 and the True Point of Beginning; thence South  $89^{\circ}12'52''$  East, on the extension of the South line of said Lot 1, for a distance of 50.09 feet to the centerline of the United States Forest Service 25 Road as described in Skamania County Auditor's File No. 2004155037; thence South  $01^{\circ}12'00''$  West, along said road centerline, 122.77 feet; thence leaving said road centerline, South  $82^{\circ}37'09''$  West, 50.89 feet to the Southeast corner of Lot 1 of the Angry Lady Short Plat, recorded in Auditor's File No. 2004153799; thence North  $01^{\circ}18'16''$  East, 130.00 feet to the True Point of Beginning.

Skamania County Assessor  
Date 2-2-12 File # 7-6-23-1-301

*(Signature)*

Unofficial Copy