

Return Address

Shawn R. MacPherson
430 NE Everett Street
Camas, WA 98607

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

Seller: LED, LLC, a Washington limited liability company
Buyers: Kenneth S. Hagler, an unmarried man
Legal description (abbrev.) Lot 3 of RIVER HEIGHTS ESTATES
Tax Assessors ID No.: 02053130020300
Prior Document Nos: 2011178682; 2014000777

TO: Kenneth S. Hagler
PO Box 772
Washougal, WA 98671

Kenneth W. Hagler
17893 E Caspian Place
Aurora, CO 80013

YOU ARE HEREBY NOTIFIED that the Real Estate Contract described below is hereby declared forfeited, and you are provided the following information with respect thereto:

1. The name, address and telephone number of the Seller giving this notice is as follows:

SELLER

LED, LLC
c/o Robert R. Espeland
401 Sommerset Road
Woodland, WA 98674
(360) 225-4911

RECORDED CASE FILE

30851

SEP -9, 2014

SELLER'S ATTORNEY

Shawn R. MacPherson
Attorney at Law
430 NE Everett Street
Camas, WA 98607
(360) 834-4611

Exempt
Audrey Ann Deputy

2. Description of the Contract: The Real Estate Contract referred to herein is dated July 11, 2011, and was executed by Robert R. Espeland on behalf of LED LLC, as Seller, and Kenneth S. Hagler, an unmarried man, as Purchaser. Said contract was recorded on July 20, 2011, under Auditor's File No. 2011178682, records of Skamania County, Washington.

3. Legal Description of Property: The legal description of the property which is the subject of this forfeiture is described as follows:

Skamania County Assessor

Date 7-9-14 Parcel# 02-05-31-3-6-0203-00

County of Skamania, State of Washington

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Lot 3 of RIVER HEIGHTS ESTATES, according to the Plat thereof, recorded under Auditor's File No. 2007168462, records of Skamania County, Washington.

Declaration of Forfeiture
 Pursuant to the Revised Code of Washington Chapter 61.30

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4. Forfeiture: The Contract described above is forfeited as of September 8, 2014, and the Purchaser's rights under said Contract are canceled, 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.

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 and unharvested crops and timber, are required to surrender such possession to the Seller not later than September 19, 2014.

6. Compliance with Statutory Procedure: The forfeiture was conducted in compliance with all requirements of RCW Chapter 61.30 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 the Seller did not have the right to forfeit the Contract or failed to comply in any material respect with the provisions of Chapter 61.30, Revised Code of Washington.

DATED this 8th day of September, 2014.

LED, LLC

Robert R. Espeland

By: Robert R. Espeland, MANAGER

STATE OF WASHINGTON)
) ss.
 COUNTY OF CLARK)

On this 8th day of September, 2014, personally appeared Robert R. Espeland, to me known to be the Manager of the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed, of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

SHAWN R. MACPHERSON
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 DECEMBER 08, 2015

Shawn MacPherson
 Notary Public in and for the State of
 Washington, Residing at Camas
 My appointment expires: 12-8-15