

AFTER RECORDING MAIL TO:

**Katy J. Archer P.C.**  
**Attorney at Law**  
**P.O. Box 1594**  
**Vancouver, Washington 98668**

**(509) 427-5665 EXT 2**

**Document Title(s) or transactions contained therein:**

1. Declaration of Forfeiture

**Grantor(s):** [Last name first, then first name and initials]

1. Todd A. Warner

☐ Additional names on page \_\_\_\_ of document

**Grantee(s)/Beneficiary(ies):** [Last name first, then first name and initials]

1. Claudina Campbell, A Married Woman dealing in her Separate Estate

☒ Additional names on page 1 of document

**Abbreviated Legal Description:** [i.e., lot/block/plat or sec/twp/range/1/4/1/4]

N. 1/2 of W 1,585 ft. of the S. 1/2 of the S. 1/2 of the NW 1/4 T3R8 E.W.M

☒ Complete legal description is on page 2 of document

**Reference Number(s) of Documents Assigned or Released:** [Bk/Pg/Aud#]

☒ Additional numbers on page 1-2 of document

**Assessor's Property Tax Parcel/Account Number(s):**

03-08-230-0-0900-00

☐ Property Tax Parcel ID is not yet assigned

After Recording Return To:

KATY J. ARCHER P.C.  
110 Columbia Street, Suite 107  
Vancouver, Washington 98660

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

*31 913*  
JUN 28 2016

PAID *Exempt*  
*by Auditor*  
SKAMANIA COUNTY TREASURER

**DECLARATION OF FORFEITURE**

PURSUANT TO THE REVISED CODE OF WASHINGTON  
CHAPTER 61.30

TO: TODD WARNER

- (a) The name, address and telephone number of the seller:

Name: Claudina Campbell, A Married Woman Dealing in her Separate Estate  
Ricky Beebe, A Married Man Dealing in his Separate Estate  
Craig Beebe, A Married Man dealing in his Separate Estate  
Bernita Trotter, A Married Woman dealing in her Separate Estate  
Beatrice Jacobson, a Married Woman dealing in her Separate Estate

Address: c/o Claudina Campbell  
705 Sunrise Place SW  
Issaquah, Washington 98027-4618

Telephone Number: (425) 463-9051

- (b) Description of Contract:

Agreement for Amendment and Novation of Real Estate Contract dated February 2, 2012 executed by Claudina Campbell, A Married Woman, Dealing in her Separate Estate, Ricky Beebe, A Married Man Dealing in his Separate Estate, Craig Beebe, A Married Man dealing in his Separate Estate, Bernita Trotter, A Married Woman dealing in her Separate Estate, and Beatrice Jacobson, a Married Woman dealing in her Separate Estate as Sellers, and Todd Warner, an unmarried man, as Purchaser, which Contract or a memorandum thereof was recorded under Auditor's No. 2012180142 on February 29, 2012, records of Skamania County, Washington. Said Agreement and Amendment amending a Real Estate Contract recorded on

March 5, 1999 at Book 187, Page 158 Records of Skamania County, AF#134473 in which Sellers' interest was assigned on January 12, 2009 AF#2009171834, Records of Skamania County and Purchasers' interest thereafter assigned February 29, 2012, Records of Skamania County, AF#2012180141.

(c) Legal description of the property:

The North Half of the following described tract:


The West 1,585 feet of the South half of the South half of the Northwest Quarter of Section 23, Township 3 North, Range 8 East, Willamette Meridian: Except

The West 1,186 feet thereof, said tract containing 3.0 acres more or less. TOGETHER WITH all water rights that Sellers may have, together with 1966

Frontier 56/12 mobile home, title #7625903221.

Assessor's Property Tax Parcel/Account Number(s): 03-08-230-0-0900-00. 

(d) Forfeiture:

Skamania County Assessor  
Date 6-27-16 Parcel# 3-8-23-900  


The Contract described above is forfeited, the purchaser's rights under the Contract are canceled and all right, title and interest of the purchaser in the property 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 the following persons and claims:

2016 property taxes: Unpaid balance \$ 468.12

2015 property taxes: Unpaid balance \$1,206.37

2014 property taxes: Unpaid balance \$1,310.98

(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, unharvested crops and timber) are required to surrender such possession to the seller not later than July 8, 2016.

(f) 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.

(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 to commence a court action to set aside the forfeiture by filing and serving a summons and complaint within sixty (60) days after the date this Declaration of Forfeiture is recorded, if the seller did not have the right to forfeit the Contract or failed to comply with the provisions of RCW Chapter 61.30 in any material respect.

(h) Additional Information Section 19(c)(v) Agreement for Amendment and Novation of Real Estate Contract and 20 Buyer shall be required to surrender possession of the property, improvements, and unharvested crops to the Seller 10 days the forfeiture.

(i) EARLIER DECLARATION SUPERSEDED: This Declaration of Forfeiture supersedes any Declaration of Forfeiture previously given with respect to this Contract.

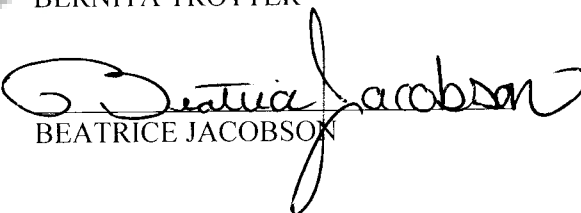
DATED this 9 day of June, 2016.

  
CLAUDINA CAMPBELL

  
RICKY BEEBE

  
CRAIG BEEBE

  
BERNITA TROTTER

  
BEATRICE JACOBSON

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF King )

On this 9<sup>th</sup> day of June, 2016, before me, a Notary Public in and for the State of Washington, personally appeared Claudina Campbell, A Married Woman Dealing in her Separate Estate, Ricky Beebe, A Married Man Dealing in his Separate Estate, Craig Beebe, A Married Man dealing in his Separate Estate, Bernita Trotter, A Married Woman dealing in her Separate Estate, Husband and Wife, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed this instrument, on oath stated that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 9<sup>th</sup> day of June, 2016.

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



Stephanie Ogle  
 NOTARY NOTARY PUBLIC in and for the State of  
 Washington, residing at Auburn  
 My appointment expires 4/2/2020

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF CLARK )

On this 23<sup>rd</sup> day of June, 2016, before me, a Notary Public in and for the State of WASHINGTON, personally appeared Ricky Beebe, A Married Man Dealing in his Separate Estate, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed this instrument, on oath stated that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23<sup>rd</sup> day of June, 2016

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



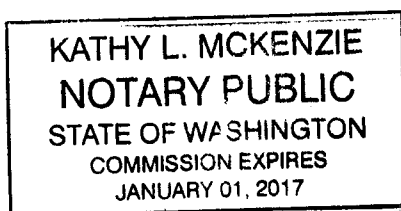
Katy Jane Archer  
 NOTARY NOTARY PUBLIC in and for the State of  
WASHINGTON, residing at VANCOUVER  
 My appointment expires 5-17-20

STATE OF Washington )  
 ) ss.  
 COUNTY OF Skamania

On this 21st day of June, 2016, before me, a Notary Public in and for the State of Washington, personally appeared Craig Beebe, A Married Man dealing in his Separate Estate, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed this instrument, on oath stated that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 21st day of June, 2016.

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



Kathy McKenzie  
 NOTARY PUBLIC in and for the State of  
Washington, residing at Stevenson  
 My appointment expires Jun 1, 2017

STATE OF Idaho )  
 ) ss.  
 COUNTY OF Kootenai

On this 16 day of June, 2016, before me, a Notary Public in and for the State of Idaho, personally appeared Bernita Trotter, A Married Woman dealing in her Separate Estate, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed this instrument, on oath stated that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 16 day of June, 2016.

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



Verlene D. Macken  
 NOTARY PUBLIC in and for the State of  
Idaho, residing at Coeur d'Alene  
 My appointment expires 01-24-2020

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

On this 23<sup>rd</sup> day of June, 2016, before me, a Notary Public in and for the State of WASHINGTON, personally appeared Beatrice Jacobson, A Married Woman Dealing in her Separate Estate, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed this instrument, on oath stated that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23<sup>rd</sup> day of June, 2016.

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



Katy Jane Archer  
NOTARY NOTARY PUBLIC in and for the State of  
WASHINGTON, residing at VANCOUVER  
My appointment expires 5-17-20