

<b>WHEN RECORDED RETURN TO:</b>
Ryan Castle
Helios Law Group
2219 Rimland Dr., Ste. 301
Bellingham, WA 98226

<b>DOCUMENT TITLE(S)</b>
Declaration of Forfeiture
<b>REFERENCE NUMBER(S)</b> of Documents assigned or released:
0
<input type="checkbox"/> Additional numbers on page _____ of document.
<b>GRANTOR(S):</b>
0 NOAH SOULE
<input type="checkbox"/> Additional names on page _____ of document.
<b>GRANTEE(S):</b>
0 JOHN McCALLUM
<input type="checkbox"/> Additional names on page _____ of document.
<b>LEGAL DESCRIPTION</b> (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):
NW 1/4 SEC 17 T3N R8E
<input checked="" type="checkbox"/> Complete legal on page 1-2 of document.
<b>TAX PARCEL NUMBER(S):</b>
03-08-17-2-0-0160-00 (DW)
<input checked="" type="checkbox"/> Additional parcel numbers on page _____ of document.
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

N/A  
JUL 31 2017

PAID: N/A  
*Robert J. Waymire*  
SKAMANIA COUNTY TREASURER

LPB 01-05

VIA US CERTIFIED MAIL

July 31, 2017

AND REGULAR FIRST CLASS MAIL

DECLARATION OF FORFEITURE  
THE PROPERTY AT 231 OLD DETOUR ROAD, CARSON, WA 98610  
ASSESSOR'S PROPERTY TAX PARCEL # 03-08-17-2-0-0160-00

Noah Soule  
2253 Hwy 99, # 16  
Ashland, OR 97520

Dallas Hughes  
231 Old Detour Road  
Carson, WA 98610

Towne, Richards & Chaudiere, Inc.  
105 NE 56<sup>th</sup> Street  
Seattle, WA 98105-3799

Per RCW 61.30.070, the seller, John McCallum, of the above-described property hereby provides this Declaration of Forfeiture against the purchaser, Noah Soule, with the following required information:

RCW 61.30.070(2)

(a) Seller:

John McCallum  
PO Box 733  
Stevenson, WA 98648  
Phone: 503-380-6195

(b) The real estate contract at issue refers to the contract signed on February 2, 2006 between seller John McCallum and purchaser Noah Soule. The contract is recorded in Skamania County under document # 2006160451 filed on February 3, 2006.

(c) Legal Description of Property: A tract of land in the Southwest Quarter of the Northwest Quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the county of Skamania and the State of Washington, described as follows: Beginning at the Northwest Corner of Section 17; thence South 00°57'20" West along the

West line of said Section 17 a distance of 1,321.79 feet to the centerline of the county road known and designated as the Old Detour Road (County Road No. 2331) being the initial point of the tract hereby described; thence South 00°57'20" West along the West line of said Section 17 a distance of 495.68 feet to the North right of way line of the B.P.A. Transmissions Line (Hanford-Ostrander); thence North 61°43'30" East 238.35 feet; thence North 00°57'20" East 418.27 feet to the centerline of Old Detour Road; then Easterly along the centerline of said Old Detour Road 211.5 feet, more or less, to the initial point; EXCEPT that portion conveyed to Skamania County by instrument recorded January 18, 1978 in Book 74, Page 136, Skamania County Records.

(d) All the purchaser's rights under the contract are canceled and all right, title, and interest in the property of the purchaser 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 to the extent otherwise stated in the declaration of forfeiture as to persons or claims named, identified, or described.

(e) 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 unharvested crops and timber) are required to surrender such possession to the seller not later than August 10, 2017.

(f) The forfeiture was conducted in compliance with all requirements of this chapter, RCW 61.30 et seq., in all material respects and applicable provisions of the contract.

(g) The purchaser and any person claiming any interest in the purchaser's rights under the contract or in the property who are given notice of intent to forfeit and the declaration of forfeiture have the right to commence a court action to set the forfeiture aside by filing and serving the summons and complaint within sixty days, that is by September 30, 2017, after the date the declaration of forfeiture is recorded if the seller did not have the right to forfeit the contract or fails to comply with this chapter in any material respect.

(h) No other information is required to be provided by the contract or other agreement with the seller.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed by Seller, John McCallum

Date

7-28-17

Location

Stevenson, WA

Unofficial  
Copy