



Return Address:

Shawn R. MacPherson
Knapp, O'Dell & MacPherson, PLLC
430 NE Everett Street
Camas, WA 98607

NOTICE OF INTENT TO FORFEIT PURSUANT TO
CHAPTER 61.30, REVISED CODE OF WASHINGTON

Seller: John McCallum
Buyers: Dallas J. Hughes
Legal description: 231 OLD DETOUR RD
Skamania County Tax Parcel No. 03081720016000 *Im 7/20/20*

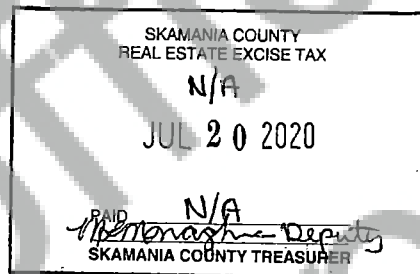
TO: DALLAS J. HUGHES, 231 Old Detour Road, Carson, WA 98610

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

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

SELLER
John McCallum
P.O. Box 733
Stevenson, WA 98648
(503) 380-6195

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



2. Description of the Contract: The Real Estate Contract referred to herein was dated October 14, 2017, and was executed by John McCallum, as Seller, and Dallas J. Hughes, as Purchaser. Said Contract was recorded on October 18, 2017, under Skamania County Auditor's File No. 2017002179.

3. The property which is the subject of the contract is described as follows:

SEE EXHIBIT "A", ATTACHED HERETO
AND BY THIS REFERENCE INCORPORATED HEREIN

4. The defaults under the contract upon which this notice is based are as follows:

- Failure to pay a payment of \$150,000.00 due by June 30, 2018, plus interest.
- Failure to pay late charges of \$3,750.00.

5. If all items of default are not cured by October 23, 2020, the aforescribed Real Estate Contract will be forfeited.

6. The forfeiture of the contract will result in the following:

- All right, title and interest in the property of the Purchaser and of all persons claiming through the Purchaser or whose interests are otherwise subordinate to Seller's interest in the property shall be terminated;
- The Purchaser's rights under the contract shall be canceled;

- c. All sums previously paid under the contract shall belong to and be retained by the Seller or other person to whom paid and entitled thereto;
- d. All of the Purchaser's rights and all improvements made to the property and in unharvested crops and timber thereon shall belong to the Seller; and
- e. The Purchaser and all of the persons occupying the property whose interests are forfeited shall be required to surrender possession of the property, improvements and unharvested crops to the Seller ten (10) days after the Declaration of Forfeiture is recorded.

7. The following is an itemized statement of all payments of money in default, and for defaults not involving the failure to pay money, a statement of the action required to cure the default:

- a. Failure to pay a payment of \$150,000.00 due by June 30, 2018, plus interest.
- b. Failure to pay late charges of \$3,750.00.

8. The following is a statement of other payments, charges, costs and fees necessary to cure default:

- a. Recording of Notice of Intent to Forfeit \$ 106.50
- b. Copying and Postage (Estimated) \$ 10.00
- c. Attorney's Fees \$1,500.00
- d. Judgment entered July 1, 2020, with Skamania County Superior Court, #19-2-00100-30, \$2,645.30 plus interest.

9. The total amount necessary to cure the defaults, costs and attorney's fees is the amount of \$158,011.80 plus interest and late charges, plus the amount of any payments which fall due after the date of this Notice of Intent to Forfeit and on or prior to the date the default is cured.

Monies required to cure this default must be tendered to Shawn R. MacPherson, Attorney at Law, at the following address: 430 NE Everett Street, Camas, Washington 98607.

10. Any person to whom this Notice is given may have the right to contest the forfeiture, or to seek an extension of time to cure the default if the default does not involve a failure to pay money, or both, by commencing a court action by filing and serving the summons and complaint before the Declaration of Forfeiture is recorded.

11. Any person to whom this notice is given may have the right to request a court to order a public sale of the property. Such public sale 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, paid to the Purchaser. 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.

12. The Seller is not required to give any person any other notice of default before the Declaration which completes this forfeiture is given.

DATED this 17th day of July, 2020.


Shawn R. MacPherson, Attorney for Seller.

STATE OF WASHINGTON)
) ss.
 COUNTY OF CLARK)

On this day personally appeared before me Shawn R. MacPherson, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of July, 2020.

NOTARY PUBLIC
 STATE OF WASHINGTON
 STEPHANIE HUGHES
 MY COMMISSION EXPIRES
 OCTOBER 24, 2023
 COMMISSION # 20101036

Stephanie Hughes
 Notary Public in and for the State of
 Washington, Residing at Vancouver.
 My appointment expires: 10/24/2023.

Unofficial Copy

EXHIBIT A

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); then 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.

Skamania County Assessor

Date 7-26-20 Parcel# 03 08 17 2 001 6000

Ym