

WHEN RECORDED RETURN TO:

Astrid Diek
 50561 State Hwy 14
 Stevenson, WA 98640

Skamania County, WA
 Total: \$256.50
 DEED
 Pgs=4

2023-001454

10/05/2023 05:26 PM

Request of: ASTRID DIEK

00017001202300014540040045

Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)

DOCUMENT TITLE(S) (or transaction contained therein) (all areas applicable to your document must be filled in)

Declaration of Forfeiture

REFERENCE NUMBER(S) of Documents assigned or released:

[] Additional numbers on page ____ of document.

GRANTOR(S):

1. Salvador Mora

2.

3.

4.

SKAMANIA COUNTY
 REAL ESTATE EXCISE TAX

36868

OCT 09 2023

PAID *exempt*
 Mr. Monaghan Deputy
 SKAMANIA COUNTY TREASURER

[] Additional names on page ____ of document.

GRANTEE(S):

1. Astrid A. Diek

2. Robert R. Diek

3.

4.

[] Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

See Exhibit A

[] Complete legal on page ____ of document.

Assessor's Property Tax Parcel #

03-08-35-22-100000

[] 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.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

[Signature]

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

DECLARATION OF FORFEITURE

PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.30.010 et. seq.

TO: Salvador Mora
11 Delina Lane
Stevenson, WA 98648

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

Robert R. Diek and Astrid A.J.M. Diek
50561 State Hwy 14
Stevenson, WA 98648
Robert #: (509) 607-3408
Astrid #: (509) 310-3090

- (b) Description of Contract:

Real Estate Contract dated October 6, 2021, executed by Robert R. Diek and Astrid A.J.M. Diek, as Seller(s), and Salvador Mora, as Purchaser, which Contract or a memorandum thereof was recorded under No. 2021-003464, on October 6, 2021, records of Clark County, Washington.

- (c) Legal Description of the property:

See attached Exhibit "A".

- (d) Forfeiture:

The Contract described above is forfeited, 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 the Contract, the property, or a portion of either through the purchaser, are terminated.

- (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 and unharvested crops are required to surrender such possessions to the Seller not later than October 15, 2023, which is ten (10) days after the Declaration of Forfeiture has been recorded or such longer period as provided in the Contract.

DECLARATION OF FORFEITURE

Page 1

(f) Compliance with statutory procedure:

The Contract forfeiture was conducted in compliance with all requirements of RCW Chapter 61.30 et. seq. 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 right under the Contract or in the property who were given the Notice of Intent to Forfeit and the Declaration of Forfeiture have the right, for a period of sixty (60) days from the date the Declaration of Forfeiture was filed, to commence a court action to set aside the forfeiture, (the sixty (60) day period expires on December 4, 2023, if the Seller did not have the right to forfeit the Contract or failed to comply with the provisions of RCW Chapter 61.30.010 et. seq.

DATED this 5th day of October, 2023.



ROBERT R. DIEK



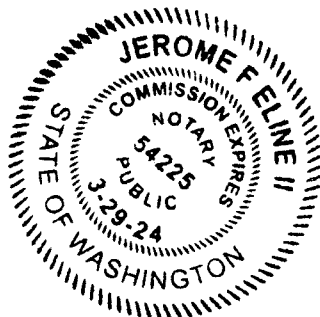
ASTRID A.J.M. DIEK

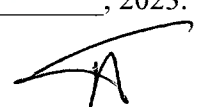
NOTE: THIS DOCUMENT WAS RECORDED ON OCTOBER 5, 2023. THE SIXTY (60) DAY PERIOD EXPIRES ON DECEMBER 4, 2023.

STATE OF WASHINGTON)
)ss.
County of Clark)

I certify that I know or have satisfactory evidence that the above named individual signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 5th day of October, 2023.





Notary Public in and for the State of Washington,
residing at Amboy
My Commission expires: 3/29/24

EXHIBIT A

That portion of the Northwest Quarter of Section 35, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at the most North and West corner of Lot 4 of ROBIN'S WOOD Short Plat, as recorded in Book 3 of Short Plats, Page 205, and being monumented by a yellow plastic cap on a 5/8" rebar;

Thence South 67° 11' 47" East, a distance of 198.83 feet;

Thence South 13° 12' 57" West, a distance of 80.29 feet to the Point of Beginning;

Thence South 80° 05' 43" East, a distance of 185.07 feet;

Thence South 01° 09' 10" East, a distance of 32.34 feet;

Thence South 64° 37' 29" East, a distance of 33.67 feet to a point on the East line of Lot 1 of the GEORGE BARNES Short Plat #1, as recorded in Book 2 of Short Plats, Page 223;

Thence along said East line South 01° 09' 10" East, a distance of 229.21 feet to a point on the North Right-of-Way of State Route 14;

Thence along said North Right-of-Way North 64° 29' 17" West, a distance of 45.24 feet;

Thence South 27° 45' 50" West, a distance of 60.05 feet;

Thence North 63° 41' 59" West, a distance of 145.99 feet;

Thence North 26° 17' 59" East, a distance of 20.00 feet;

Thence North 13° 53' 40" West, a distance of 187.88 feet;

Thence North 13° 12' 57" East, a distance of 78.50 feet to the Point of Beginning.

Skamania County Assessor

Date: 10-5-23 Parcel # 3-8-35-2-2-1000