

LRM

WHEN RECORDED RETURN TO:

RAINIER EVERGREEN, INC.

11221 PACIFIC HWY SW

TACOMA, WA 98499

9406200110

7/2/9

9

PROVIDED FOR RECORDER'S USE
JERRY MCINTIRE
SKAGIT COUNTY AUDITOR

'94 JUN 20 P3:06

RECORDED _____ FILED _____
REQUEST OF _____

NOTICE OF INTENT TO FORFEIT

PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.

TO: Dean and Lorna Pinter
2385 Avalon Hide-Away
Mt. Vernon, WA 98273

You are hereby notified that the Real Estate Contract described below is in default and you are provided the following information with respect thereto:

I

Real Estate Contract dated May 27, 19 88, executed by Rainier Evergreen, Inc. a Washington corporation, as seller(s) and Dean L. and Lorna J. Pinter, husband and wife, as purchaser(s), which Contract or a memorandum thereof was recorded under Auditor's File No. 8808020007 on August 2, 19 88, records of Skagit County, Washington, which is legally described as follows:

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 33 North, Range 5 East, W.M.

(commonly known as _____)

II

The following is a statement of payments of money in default (or, where indicated, an estimate thereof) and for any defaults not involving the failure to pay money the action(s) required to cure the default:

a. Failure to pay the following past due amounts, which are now in arrears:

Monthly Payment

2 monthly payment(s) at \$335.00 each:
(April 27, 1994 through May 27, 1994) \$ 670.00

9406200110

BK1 344 PG0055

Taxes:

In the amount of \$ 47.96* for first half of 1994
including interest and penalties \$ 47.96

Late Charges:

4 late charges of \$ 25.00 for each monthly
payment not made within 10 days of its due date. \$ 100.00

Insurance:

insurance payments at \$ _____ each:
(_____ through _____) \$ _____

B. Other Monetary Defaults:

_____ \$ _____

TOTAL MONETARY DEFAULTS: \$ 817.96

c. Non-Monetary Defaults:

1. Action(s) required to cure any non-monetary defaults:

III

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

<u>Item</u>	<u>Amount</u>
a. Cost of Title Report	\$ <u>245.00</u>
b. Servicing/Posting of Notice of Intent to Forfeit (Estimated)	\$ <u>25.00</u>
c. Copying/Postage	\$ <u>15.00</u>
d. Attorney's fee	\$ <u>N/A</u>
e. Recording fees	\$ <u>20.00</u>
f. _____	\$ _____
g. _____	\$ _____
TOTAL CHARGES, COSTS AND FEES:	\$ <u>305.00</u>

The total amount necessary to cure the default is the sum of the amounts in II and III above, which is \$ 1122.96, plus the amount of any payments and late charges which fall due after the date of this Notice of Intent to Forfeit and on or prior to the date of default is cured. Monies required to cure the default may be tendered to Matrix Computer Services at the following address: 11221 Pacific Hwy SW Tacoma, WA 98499

IV

Failure to cure all of the defaults listed in II and III on or before 5:00 p.m. on September 25th, 19 94, will result in the forfeiture of the Contract.

The forfeiture of the Contract will result in the following:

1. All right, title and interest in the property of the purchaser and of all persons claiming through the purchaser given this notice shall be terminated;
2. The purchaser's rights under the Contract shall be cancelled;
3. 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;
4. All improvements made to and unharvested crops on the property shall belong to the seller; and

