

PLEASE RETURN TO:

Nancy C. Ivarinen
1321 S. 2nd Street
Mt. Vernon, WA 98273

DOCUMENT TITLE:

NOTICE OF INTENT TO FORFEIT

REFERENCE NUMBER OR RELATED DOCUMENT:

GRANTORS:

GRANTEE:

ABBREVIATED LEGAL DESCRIPTION:

118 Orange Street

ASSESSOR'S TAX PARCEL NUMBER(S):

NOTICE OF INTENT TO FORFEIT
PURSUANT TO RCW 61.30

TO: Edward Newton Worth
a/k/a Edward N. Hernandez
P.O. Box 1012
Mt. Vernon, WA 98273

Juventino Baza
P.O. Box 1012
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:

- (a) The name, address and telephone number of the seller and, if any the seller's agent or attorney giving the notice:

Pearl Nelson Townsend (Seller)
76C Hilynn
Burlington, WA 98233

Nancy C. Ivarinen (Attorney for Seller)
1321 S. 2nd Street
Mt. Vernon, WA 98273

- (b) Description of the Contract: Real Estate Contract dated June 11, 1991, executed by Pearl Townsend, as seller, and Edward N. Hernandez and Juventino Baza, as purchasers, which Contract or a memorandum thereof was recorded under No. 9106200063 on June 20, 1991, records of Skagit County, Washington.

- (c) Legal description of property:

The East 7.5 feet of Lot 10, and all of lots 8 and 9, Block 118, "Amended Plat of Burlington, Skagit County, Washington", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

- (d) Description of each default under the Contract on which the notice is based:

1. Failure to pay the following past due items, the amounts and an itemization for which are given in (g) and (h) below: Failure to make loan payments in the amount of \$500.00 every month since 03/01/98

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2. Other defaults:

(e) Failure to cure the default on or before July 4, 1999, will result in the forfeiture of the Contract.

(f) 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 canceled;
3. all sums previously paid under the Contract shall belong to and be retained by the seller or other persons to whom paid and entitled thereto;
4. all improvements made to and unharvested crops on the property shall belong to the seller; and
5. the purchaser and all persons claiming through the purchaser given this notice shall be required to surrender possession of the property, improvements and unharvested crops to the seller on July 5, 1999.

(g) 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:

1. Monetary Delinquencies:

Item	Amount
Loan Payments 03/01/98 – 04/01/99	\$6,500.00
TOTAL:	\$6,500.00

2. Action(s) required to cure any non-monetary default:
Not applicable

(h) The following is a statement of other payments, charges, fees and costs (or, where indicated, an estimate thereof) to cure the default:

	Item	Amount
1.	Cost of title report	\$420.00
2.	Service/posting of Notice of Intent to Forfeit (estimated)	\$ 50.00
3.	Copying/postage	\$ 10.00
4.	Attorney's fee (estimated)	\$750.00
5.	Long distance phone charges	\$
6.	Late charges	\$
7.	Recording fees(estimated)	\$ 20.00
	TOTAL:	\$1,250.00

The total amount necessary to cure the default is the sum of the amounts in (g)(1) and (h), which is \$7,750.00 plus the amount of any payments and late charges which fall due after the date of this Notice of

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Intent to Forfeit and on or prior to the date the default is cured. You must cure the default prior to July 4, 1999. Monies required to cure the default may be tendered to Nancy C. Ivarinen at the following address: 1321 S. 2nd Street, Mt. Vernon, WA 98273

- (i) You have a right to contest the forfeiture or seek an extension of time to cure the default, or both. If you wish to exercise this right, you must file a summons and complaint on the seller or seller's agent or attorney before a declaration of forfeiture is recorded.

NO EXTENSION OF THE TIME FOR CURE CAN BE GRANTED FOR DEFAULTS THAT ARE A FAILURE TO PAY MONEY. However, you may not be in default if you have a claim against the seller that would release, discharge, or excuse the default.

- (j) You have a right to request a court to determine whether a public sale of the property should be ordered. A public sale may be ordered if the court finds that the fair market value of the property substantially exceeds the sum of the debt owed under the contract and all liens on the property that have priority over the seller's interest. The excess, if any, of the highest bid at the sale over the amount owed on your contract will be applied to the liens eliminated by the sale and the balance, if any, paid to you. If you wish to request that a court make this determination, you must do so by filing and serving a summons and complaint before a declaration of forfeiture is recorded. If you make such a request, the court will require you to deposit the anticipated sales costs with the clerk of the court.
- (k) No other notice of default will be sent to any person. The next notice that you will receive will complete the forfeiture.

EARLIER NOTICE SUPERSEDED: This Notice of Intent to Forfeit supersedes any notice of Intent to Forfeit previously given under this Contract and which deals with the same defaults.

DATED this 27 day of May, 1999.

Nancy C. Ivarinen
Nancy C. Ivarinen, WSBA# 21512
Attorney for Seller

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

On this 27th day of May, 1999, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Nancy C. Ivarinen, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that Nancy C. Ivarinen signed the same as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of May, 1999.

[Signature]
NOTARY PUBLIC for Washington.
My Commission Expires: 10/3/00

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