



200001110001

Kathy Hill, Skagit County Auditor

1/11/2000 Page 1 of 7 8:30:50AM

AFTER RECORDING MAIL TO:

Name MARTIN LIND
Address 127 East Fairhaven
City / State Burlington, WA 98233

Document Title(s): (or transactions contained therein)

1. NOTICE OF INTENT TO FORFEIT
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

9601230043

☐ Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. HAGEN, Keith
- 2.
3. HAGEN, Anita
- 4.

5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. LOPEZ, Elias B.
2. LOPEZ, Geneva A.
- 3.
- 4.

5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lot 2, Blk 5, Pape's Add.

☐ Complete legal description is on page 2 of document

Assessor's Property Tax Parcel / Account Number(s):

3750-005-002-0003 (P54023)

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

AFTER RECORDING RETURN TO:
Martin Lind
127 E. Fairhaven
Burlington, WA 98233

NOTICE OF INTENT TO FORFEIT

**PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.30 et.seq.**

To:

ELIAS B. LOPEZ
GENEVA V. LOPEZ
720 N. 6th & 720 ½ N. 6th
Mount Vernon, WA 98273

GENEVA V. LOPEZ
319 Evergreen Street
Mount Vernon, WA 98273

CITY OF MOUNT VERNON
PO Box 809
Mount Vernon, WA 98273

SKAGIT COUNTY TREASURER
Skagit County Courthouse Rm. 101
Mount Vernon, WA 98273

DAVID YAMASHITA
Attorney At Law
1303 S. 2nd St
Mount Vernon, WA 98273

DARREN ACOBA
Attorney At Law
PO Box 12
Burlington, WA 98233

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



200001110001

Kathy Hill, Skagit County Auditor
1/11/2000 Page 2 of 7 8:30:50AM

A. The name, address and telephone number of the Seller and the Seller's Attorney giving the notice:

Seller:

KEITH HAGEN and ANITA HAGEN
41091 Ingersoll Rd
Concrete, WA 98237

Attorney:

MARTIN LIND
127 E. Fairhaven
Burlington, WA 98233
360-755-9631

B. Description of the Contract: Real Estate Contract dated the 16th day of January, 1996, executed by KEITH HAGEN AND ANITA HAGEN, husband and wife, Sellers, and ELIAS B. LOPEZ AND GENEVA V. LOPEZ, husband and wife, as Purchasers, which Contract or a Memorandum thereof was recorded under Auditor's File No. 9601230043 on the 23RD day of January, 1996, records of SKAGIT COUNTY, Washington.

C. Legal Description:

Tax parcel # 3750-005-002-0003 (P54023)

Lot 2, Block 5, "PAPE'S ADDITION TO THE CITY OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 59, records of Skagit County, Washington

Situate in the city of Mount Vernon, County of Skagit, State of Washington.

D. The following constitute each default under the Contract on which this Notice is based:

1. Failure to pay the following past due items, the amounts and an itemization for which are given in Paragraphs G. and H. below:

4 Delinquent payments of \$975.00 per month
for Sept., Oct., Nov. and Dec., 1999: \$3,900.00

1 partial delinquent payment for Aug., 1999: \$ 125.00

2. Other Defaults:

(a) City of Mt. Vernon Sewer & Garbage Liens
ACCT. #50-1330/50-1320 \$1,248.40



200001110001

Kathy Hill, Skagit County Auditor
1/11/2000 Page 3 of 7 8:30:50AM

(b) Skagit County Treasurer
2nd ½ 1999 real estate taxes: \$ 814.50

(c) Insurance premium paid by Seller: \$ 201.82

Contact must be made with the Treasurer's office and City of Mt. Vernon to determine the total taxes, interest, penalties and foreclosure costs charged to the subject property.

E. Failure to cure all of the defaults listed in G. and H. (below) on or before APRIL 21ST, 2000, **(90 days after the Notice is is recorded)** 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 or whose interests are otherwise subordinate to the Seller's interest in the property 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 person to whom paid and entitled thereto;
4. All of the Purchaser's rights in all improvements made to the property and in unharvested crops and timber thereon shall belong to the Seller; and
5. The Purchaser and all other persons occupying the property whose interests are forfeited shall be required to surrender possession of the property, improvements and unharvested crops and timber to the Seller ten (10) days after the declaration of forfeiture is recorded.

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:



200001110001

Kathy Hill, Skagit County Auditor

1/11/2000 Page 4 of 7 8:30:50AM

(1) MONETARY DELINQUENCIES:

<u>Item</u>	<u>Amount</u>
4 Delinquent payments of \$975.00 per month for Sept., Oct., Nov. and Dec., 1999:	\$3,900.00
1 partial payment for August, 1999:	\$ 125.00
Late charges:	\$ 201.25
SubTotal	\$4,226.25

(2) OTHER DEFAULTS:

- (a) City of Mount Vernon Sewer and
Garbage liens: ACCT. # 50-1330, 50-1320 \$1,248.40
- (b) Skagit County Treasurer
2nd ½ 1999 real estate taxes: \$ 814.50
- (c) Insurance Premium Paid By Seller: \$ 201.82
- (d) Defaults other than monetary and the actions required
to cure said defaults:

<u>Item</u>	<u>Action Required</u>
Failure to pay insurance	Reinstate insurance

H. Other payments, charges, fees and costs which are
required to be paid if the defaults are to be cured before
Declaration of Forfeiture is recorded:

<u>Item</u>	<u>Amount</u>
1. Costs of Title Report	\$ 662.97
2. Service/Posting of Notice of Intent to Forfeit (Est.)	\$ 35.00
3. Postage	\$ 25.00
4. Attorney's Fee	\$1,000.00
5. Copy/Fax charges	\$ 20.00
6. Late Charges	\$
7. Recording Fees	\$ 25.00
TOTAL	\$1,767.97



200001110001

Kathy Hill, Skagit County Auditor

1/11/2000 Page 5 of 7 8:30:50AM

The total amount necessary to cure the default is the sum of the amounts in G.(1) and H., which is \$5,994.22, 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 the default is cured. You must cure the default prior to April 21st, 2000. Monies required to cure the default may be tendered to:

MARTIN LIND
127 E. Fairhaven
Burlington, WA 98233

If default includes a default other than payments of money when due, then you must cure such other defaults as specified in paragraph G.(2) by April 21st, 2000.

I. The person to whom the 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 a summons and complaint before the declaration of forfeiture is recorded.

J. The person to whom the 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;

K. The Seller is not required to give any person any other notice of default before the declaration which completes the forfeiture is given, or, if the contract or other agreement requires such notice, the identification of such notice and a statement of to whom, when, and how it is required to be given.




200001110001

If you do not notify this office within thirty (30) days after receiving this notice/letter that you dispute the validity of the debt of any portion thereof, this office will assume this debt is valid. If you notify this office within thirty (30) days from receiving this notice, this office will obtain verification of the debt and mail you a copy of the verification. If you request this office in writing within 30 days after receiving this notice, this office will provide you with the name and address of the original seller/creditor, if different from the current seller/creditor.

This notice is an attempt to collect a debt and any information obtained will be used for that purpose.

NO EXTENSION IS AVAILABLE FOR DEFAULTS WHICH ARE A FAILURE TO PAY MONEY.

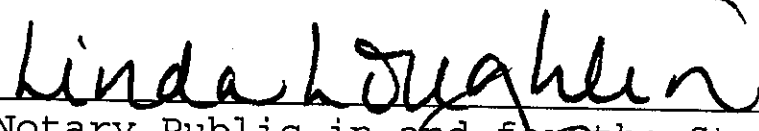
DATED this 10th day of JAN., 2000.


MARTIN LIND
Attorney for:

STATE OF WASHINGTON)
)
County of Skagit) ss.

On this day personally appeared before me, MARTIN LIND, who executed the within and foregoing instrument, and acknowledged that the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10 day of January, 2000.


Notary Public in and for the State of
Washington, residing at Mt. Vernon
My commission expires: 6-1-00



200001110001

Kathy Hill, Skagit County Auditor

1/11/2000 Page 7 of 7 8:30:50AM