

AFTER RECORDING RETURN TO:

Name William R. Allen
Address 504 East Fairhaven, Suite 201
City, State, Zip Burlington, WA 98233



200005160187

Kathy Hill, Skagit County Auditor
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FIRST AMERICAN TITLE CO.

61394

Abbrev. Leg. Lot 14, EAGLE VALLEY PUD, Vol. 15, pp. 181-183

Tax Parcel No. 4632-000-014-0003

Real Estate Contract AFN. 9806230026

EXCISE# 24062 DATE 6-23-98 PD# 2,027.25

**DECLARATION OF FORFEITURE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.30**

TO: Robert E. Ritzman and Michele A. Ritzman
24206 Feather Lane
Sedro-Woolley, WA 98284

Eagle Valley PUD
909 7th Street
Anacortes, WA 98221

Skagit Bonded Collectors, LLC
PO Box 519
Mount Vernon, WA 98273

35312
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 16 2000

Amount Paid \$ 0-
Skagit County Treasurer
By: Deputy

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

SELLER:
Landed Gentry Development, Inc.
504 East Fairhaven
Burlington, WA 98233

(360) 755-9021

SELLER'S ATTORNEY:
William R. Allen
504 East Fairhaven, Suite 201
Burlington, WA 98233

(360) 755-2264

(b) Description of the Contract: Real Estate Contract dated June 19, 1998, executed by Landed Gentry Development, Inc., a Washington corporation, as seller, and Robert E. Ritzman and Michele A. Ritzman, husband and wife, as buyer, which Contract or memorandum thereof was recorded under Auditor's File No. 9806230026 on June 26, 1998, records of Skagit County, Washington.

(c) Legal description of the property.

Lot 14, EAGLE VALLEY P.U.D., as per plat recorded in Volume 15 of Plats, pages 181 through 183, records of Skagit County, Washington.

Situate in Skagit County, Washington.

(d) Forfeiture

You are notified that the Contract described in Paragraph (b) above is forfeited with the following results:

1. the buyers rights under the contract are cancelled;
2. all right, title and interest of the buyer in the property is terminated;
3. all right, title and interest of any persons claiming an interest in all or any portion of the property through the buyer, or whose interest is subordinate to the seller's interest in the property, are terminated, except the following persons and claims:

(e) Surrender of possession

All persons whose rights in the property have been terminated and who possess or come into possession of any portion of the property (including improvements, unharvested crops, and timber) are required to surrender possession no later than June 6, 2000.

(f) Compliance with statutory procedure.

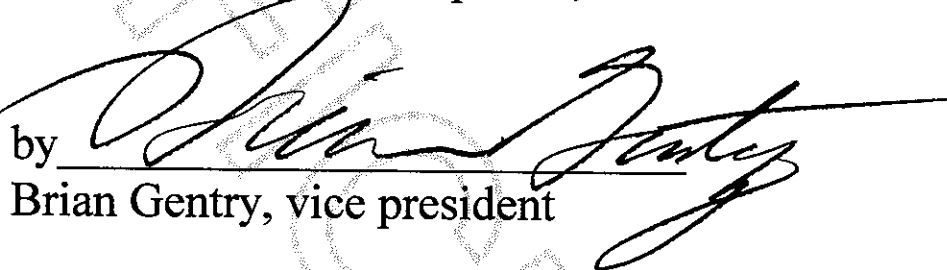
The Contract forfeiture was conducted in compliance with all requirements of Chapter 61.30 RCW and the applicable provisions of the Contract described above.

(g) Action to set aside.

You have the right to bring an action to set aside this forfeiture if the seller did not have the right to forfeit the Contract or failed to comply with the provisions of Chapter 61.30 in any material respect. If you wish to exercise this right, you must file and serve a summons and complaint on the seller or the person who signed this Declaration of Forfeiture not later than July 16, 2000.

DATED May 15, 2000.

Landed Gentry Development, Inc.

by 
Brian Gentry, vice president

STATE OF WASHINGTON)

ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Brian Gentry is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as vice president of Landed Gentry, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

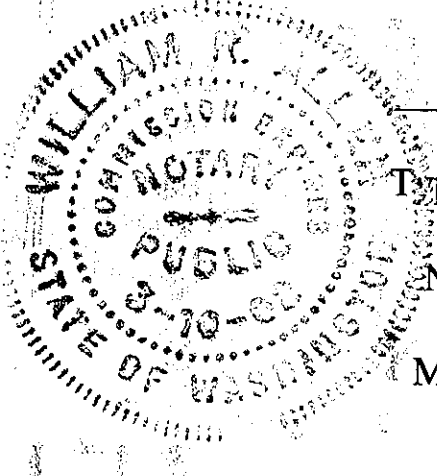
Witness my hand and official seal hereto affixed this 15th day of May, 2000.



Typed/Printed Notary Name William R. Allen

Notary Public in and for the State of Washington, residing at Burlington

My appointment expires 3/10/2002
URA



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