

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

200008230049
Kathy Hill, Skagit County Auditor
8/23/2000 Page 1 of 5 2:30:32PM

ORIGINAL

Grantor: Laura Ella Summit

Grantees: James M. Cleland & Helen Whitney, h/w

Legal Description: S 25 T 34 R 3; NE 1/4 - NW 1/4 .

Additional Legal Description Located on Page 2

Assessor's Property Tax

Parcel or Account No.: 340325-0-034-0016 (R22707)

Reference Nos of Documents

Assigned or Released: 9209250099

Conveyance: Notice of Intent to Forfeit Real Estate Contract

NOTICE OF INTENT TO FORFEIT RCW 61.30

TO: JAMES MAITLAND CLELAND & HELEN WHITNEY, h/w
16184) (1618) Penn Road
Mount Vernon, WA 98273

(Holder of the vendee's interest in and to the Real Estate Contract described herein, and in possession of the property subject thereto);

AND TO:

LARRY SAUDERS & MARY SAUDERS, h/w
4 Winder Ct.

ORIGINAL

NOTICE OF
INTENT TO FORFEIT

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CRAIG D. SJOSTROM
Attorney at Law (WSBA #21149)
409 MAIN ST.
Mount Vernon, Wash. 98273
(360) 848-0339 FAX (360) 336-3488
sjostrom@ncia.com

Rockville, Maryland 20850

(Holder of a subordinate encumbrance against the subject property, recorded under No. 9510090027)

INTERNAL REVENUE SERVICE

915 Second Ave., M/S 246

Seattle, WA 98174

(Holder of a Federal tax lien, Serial No. 919871960, recorded under No. 9808270044)

STATE OF WASHINGTON

DEPT. OF LABOR & INDUSTRIES

Collections

Olympia, WA 98504-4170

(Holder of a State tax warrant, case no. 00-2-00923-5 (Skagit Co.), judgment no. 00-9-00897-8 (Skagit Co.))

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 the seller's agent or attorney giving this notice:

Seller's Name: Laura Ella Summit
1851 Magnolia Drive
Healdsburg, CA 95448
(707) 433-7737

Attorney's Name: Craig Sjostrom
411 Main St.
Mount Vernon, WA 98273
(360) 848-0339

- b. Description of the Contract: Real Estate Contract dated the 9th day of August, 1992, executed by Laura Ella Summit, as seller, and James Maitland Cleland and Helen Whitney, h/w, as purchaser, which Contract or a memorandum thereof was record under No. 9209250099 on September 25th, 1992, records of Skagit County, Washington.

- c. Legal description of the property:

SEE ATTACHED

*NOTICE OF
INTENT TO FORFEIT*

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d. Description of each default under the contract on which this notice is based:

1. Failure to pay the following past due items, the amount and an itemization for which are given in (g) and (h) below:

Failure to make monthly payments from April 1st, 2000, along with late charges pursuant to the Contract, as well as failure to pay real estate taxes for the year 2000.

2. Other defaults:

Failure to maintain the property

e. Failure to cure the defaults on or before the 15th day of April, 2000, 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 person 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 December 8th, 2000.

g. The following is a statement of payment of money in default and for any defaults not involving the failure to pay money the actions required to cure the default:

1. Monetary Delinquencies:

Past due payments (as of August 1st, 2000) \$5830.20
Accrued late charges (as of August 1st, 2000) \$1412.12

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Past due real estate taxes (not including interest & penalties, if any) \$1464.70

TOTAL \$8707.02

2. Actions required to cure any non-monetary default:

Restoration the property to the condition it was in as of the date the buyers took possession thereof, reasonable wear and tear excepted.

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

1. Cost of title report \$506.66
2. Service/posting of Notice of Intent to Forfeit (estimated) \$60.00
3. Publication of Notice of Intent to Forfeit (estimated) \$250.00
4. Copying/postage \$10.00
5. Attorney's fee \$500.00
6. Long distance phone charges \$5.00
7. Recording fees \$12.00

TOTAL \$1343.66

The total amount necessary to cure the default is the sum of the amounts in (g)(1) and (h), which is \$10051.68, 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 December 8th, 2000.** Monies required to cure the default may be tendered to the Seller's attorney, Craig Sjostrom, during normal business hours at the following address: 411 Main St., Mount Vernon, WA 98273.

If the 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 December 8th, 2000.

- i. The purchaser or any person claiming through the purchaser has the right to contest the forfeiture or to seek an extension of time to cure the default, or both, by commencing a court action prior to December 8th, 2000.

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

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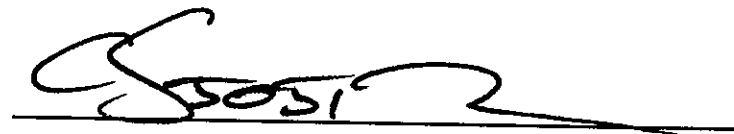
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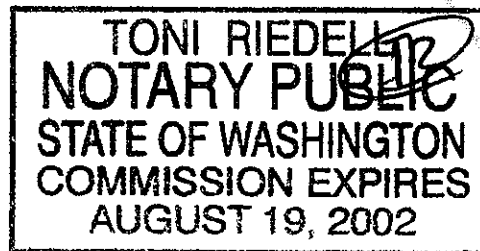
EARLIER NOTICE SUPERSEDED: This Notice of Intent to Forfeit supersedes any Notice of Intent to Forfeit which was previously given under this Contract and which deals with the same defaults.


DATED this 22nd day of August, 2000, by


CRAIG SJOSTROM #21149
Attorney for Sellers

STATE OF WASHINGTON)
(ss.
SKAGIT COUNTY)

On this 22nd day of August, in the year 2000, before me personally appeared Craig Sjostrom, known to me to be the person who is described in and who executed the within and foregoing instrument, and acknowledged that he executed the same for the purposes therein mentioned.




NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at Burlington
My commission expires: 8/19/02
Printed Name: Toni Riedell

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