



200111010103

Skagit County Auditor

11/1/2001 Page

1 of 2

1:55:44PM

WHEN RECORDED RETURN TO

Name..... Douglas G. Anderson.....

Address..... 4705 - 16th Avenue N.E.....

City, State, Zip..... Seattle, WA 98105.....

Notice of Intent to Forfeit

Pursuant to the Revised Code of Washington Chapter 61.30.

TO: Greg Sloan and Elaine Sloan

(Name)

2486 Lake Cavanaugh Road

(Address)

Mt. Vernon, WA 98274

(City, State, Zip Code)

Gregory and Elaine Sloan

26226 Lake Cavanaugh Rd.

Mt. Vernon, WA 98274

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:

(Seller's Name) Douglas G. Anderson

(Agent's or Attorney's Name)

4705 - 16th Avenue N.E.

(Address) Seattle, WA 98105

(Address)

(206) 527-8008

(Telephone Number)

(Telephone Number)

(b) Description of the Contract: Real Estate Contract dated June 9, 1997, executed by Theron Larry Thompson and Blanca Thompson as seller, and Gregory A. and Elaine M. Sloan as purchaser, which Contract or a memorandum thereof was recorded under No. 9706090059 on June 9, 1997 records of Skagit County, Washington.

(c) Legal description of the property: Tract 3 of Skagit County Short Plat No. 38-79, located in Section 21, Township 33 North, Range 5 East, W.M., approved September 12, 1979 and recorded in Volume 3 of Short Plats, page 190, under Auditor's File No. 7910030045, records of Skagit County, Washington; TOGETHER WITH a non-exclusive 60 foot wide easement for ingress, egress and utilities as established by a Declaration of Easement recorded August 14, 1981, under Auditor's File No. 3108140024.

(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: Payments for July, August, September and October of 2001 in the amount of \$960.00 each.

2. Other defaults:

(e) Failure to cure all of the defaults listed in (g) and (h) on or before January 31, 2002, 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 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
 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 _____
 (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
Monthly payments - four months	\$ 3,840.00
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL:	\$ 3,840.00

2. Action(s) required to cure any non-monetary default:

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

Item	Amount
1. Cost of title report	\$ 619.45
2. Service/posting of Notice of Intent to Forfeit (estimated)	\$ _____
3. Copying/postage	\$ _____
4. Attorney's fee	\$ 10.00
5. Long distance phone charges	\$ 1,500.00
6. Late charges	\$ _____
7. Recording fees	\$ 9.00
8. _____	\$ _____
TOTAL:	\$ 2,138.45

The total amount necessary to cure the default is the sum of the amounts in (g) (1) and (h), which is \$ 5,978.45 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. Money required to cure the default may be tendered to Douglas G. Anderson, attorney for seller.

following address: 4705 - 16th Avenue N.E. at the
Seattle, WA 98105

(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 January 22, "2002

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

(j) Additional Information:

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 26th day of October, 2001

[Signature]
 (Signature)

STATE OF WASHINGTON
 COUNTY OF King) ss.
 On this day personally appeared before me Douglas G. Anderson to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

STATE OF WASHINGTON
 COUNTY OF _____) ss.
 On this _____ day of _____ before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____ to me known to be the _____ President and _____ Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESSED under my hand and official seal this 26th day of October, 2001
[Signature]
 Notary Public in and for the State of Washington, residing at _____
 My appointment expires: 6/19/05

Witness my hand and official seal hereto affixed the day and year first above written.

 Notary Public in and for the State of Washington, residing at _____
 My appointment expires: _____

