



200203250255

Skagit County Auditor

3/25/2002 Page 1 of 2 3:59PM

AFTER RECORDING
MAIL TO:

Rainier Evergreen, Inc.
11221 Pacific Highway SW
Lakewood, WA 98499

Pinter 13-153-6

Notice of Intent to Forfeit

Pursuant to the Revised Code of Washington
Chapter 61

To: Dean L. and Lorna J. Pinter
2385 Avalon Hide-A-Way
Mount 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:

I. Real Estate Contract dated May 27, 1988 executed by Rainier Evergreen, a Washington corporation, as seller and Dean L. and Lorna J. Pinter, as purchaser(s), which Contract or memorandum thereof was recorded under Auditor's File No. 8808020007 on August 2, 1988, records of Skagit County, Washington, which is legally described as follows:

The South half of the Southeast Quarter of the Southwest Quarter of Section 32, Township 33 North, Range 5 East, W.M.

Parcel # 330532-3-004-0107

II. The following is a statement 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:

a. Failure to pay the following past due amounts, which are now in arrears:

Monthly Payment	
3 monthly payment(s) at \$335.00 each: (12-27-01 through 2-27-02)	\$ 1,005.00
Late Charges	
3 late charges of \$25.00 for each monthly payment not made within 10 days of its due date	\$ 75.00
TOTAL MONETARY DEFAULTS:	\$ 1,080.00

b. Nonmonetary defaults: None

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

Item	Amount
a. Cost of Title Report	\$ 420.00
b. Servicing/Posting of Notice of Intent to Forfeit (Estimated)	125.00
c. Copying/Postage	25.00
d. Recording Fees	35.00

TOTAL CHARGES, COSTS AND FEES: \$ 605.00

The total amount necessary to cure the default is the sum of the amounts in II and III above, which is \$1,685.00, 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 of the default is cured. Monies required to cure the default may be tendered to Rainier Evergreen, Inc. at 11221 Pacific Highway SW, Lakewood, WA 98499, except for property taxes which are to be paid directly to the County Treasurer.

IV. Failure to cure all of the defaults listed in II and III on or before 5:00 P.M. on June 30, 2002, will result in the forfeiture of the Contract.

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 August 15, 2002.

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 the effective date of forfeiture.

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

Dated this 21st day of March, 2002,

Rainier Evergreen, Inc., seller

11221 Pacific Highway SW
Lakewood, WA 98499
(253) 581-6611

By: 
Ann C. Schnitzer, Secretary

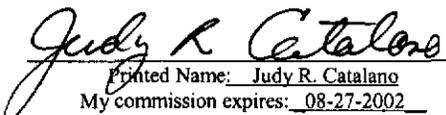
CERTIFIED MAIL * RETURN RECEIPT REQUESTED

COPY TO ADDRESSEE BY REGULAR MAIL

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

On this 21st day of March, 2002,
before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Ann C. Schnitzer to me known to be the Secretary of Rainier Evergreen, Inc. 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 purposed therein mentioned, and on oath stated that she is authorized to execute the said instrument.

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


Printed Name: Judy R. Catalano
My commission expires: 08-27-2002

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



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UNOFFICIAL DOCUMENT

