

After Recorded Return to:

Elliott W Johnson Inc PS  
711 S. First St  
Mount Vernon, WA 98273



200211120238

Skagit County Auditor

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## Declaration of Forfeiture of Contract

**Debtors (Grantors):**

Powers Lubahn and Howard Lubahn

Additional names on page  
\_\_\_ of document

**Grantee(s):**

Delores R. Sanford

Additional names on page  
\_\_\_ of document

**Legal Description (abbreviated):**

Ptn. Lot 2, Block 4, Johanson's 1st Addition

Additional legal  
description on page 2 of  
document

**Assessor's Tax Parcel Number:**

4126-004-002-0100  
P74251

**Reference (Auditor File Numbers  
of Documents assigned, released or  
amended:**

200105090055

Additional references on page \_\_\_  
of document

Declaration of  
Forfeiture

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## Declaration of Forfeiture

Pursuant to the Revised Code of Washington  
Chapter 61.30  
Real Estate Contract Forfeiture Act

#5300  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

TO:

Powers Lubahn and Howard Lubahn  
husband and wife  
35820 Old Sultan Startup Road  
Sultan, WA 98294

NOV 12 2002

Amount Paid \$  
Skagit Co. Treasurer  
By *[Signature]* Deputy

AND TO: Occupants and all persons unknown claiming an interest in the property herein.

**You are hereby notified that the Real Estate Contract described below is forfeited.**

1. Identification of Seller and Attorney: The name, address and telephone number of the seller and, if any, the seller's agent or attorney giving the notice:

Seller

**Delores R. Sanford**  
PO Box 103  
LaConner, WA 98257  
(360) 466-4705

Attorney

**Elliott W. Johnson, Inc. P.S.**  
Attorney at Law  
711 South First Street  
Mount Vernon, WA 98273  
360-336-6502

2. Description of the Contract ("Contract"): Real Estate Contract dated May 3, 2001, executed by **Delores R. Sanford**, a single woman, as seller, and **Powers Lubahn and Howard Lubahn**, husband and wife, as purchaser, which Contract or a memorandum thereof was recorded under No. 200105090055 on May 9, 2001, records of Skagit County, Washington.

3. Legal description of the property:

The North 37 feet of Lot 2, Block 4, "JOHANSON'S FIRST ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 3 of Plats, page 56, records of Skagit County, Washington.

4. Forfeiture: You are notified that the Contract described above is forfeited with the following results:

Declaration of  
Forfeiture

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9/16/2 11:18



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Elliott W. Johnson Inc. P.S.  
711 South First Street  
Mount Vernon, WA 98273  
36-6502 Fax 336-5616  
Info@EWJLaw.com

- a. All right, title and interest in the property of the purchaser is terminated;
- b. the purchaser's rights under the Contract are cancelled;
- c. All right, title and interest in the property of all persons claiming through the purchaser or whose interests are otherwise subordinate to the seller's interest in the property are terminated;

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;

5. **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 of the property, improvements, unharvested crops and timber to the seller no later than ten days after this declaration of forfeiture is recorded.

6. **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.

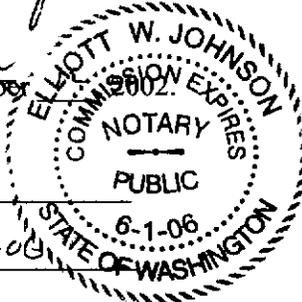
7. **Action to Set Aside:** You have the right to bring an action to set aside this forfeiture if the seller did not have the right to forfeit the Contract or failed to comply with the provisions of Chapter 61.30 RCW in any material respect. If you wish to exercise this right, you must file and serve a summons and complaint on the seller or the person who signed the Declaration of Forfeiture not later than the date 60 days after this Declaration of Forfeiture has been recorded.

Dated: ~~September~~ <sup>November</sup> 12, 2002.

*Delores R. Sanford*  
 Delores R. Sanford

Subscribed and Sworn to ~~September~~ <sup>November</sup> 2002.

*[Signature]*  
 Notary Public  
 My Commission Expires 6-1-06



Declaration of Forfeiture

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