



200605030034

Skagit County Auditor

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5 10:35AM

After recording return document to:

YOUNGQUIST & BETZ  
904 South Third  
Mount Vernon, WA 98273

**DOCUMENT TITLE: NOTICE OF DEFAULT**

**REFERENCE NUMBER OF RELATED DOCUMENT:** ~~###~~ 200312090007

**GRANTOR(S):** Youngquist & Betz

**ADDITIONAL GRANTORS ON PAGE    OF DOCUMENT.**

**GRANTEE(S):** Garland Applegarth

**ADDITIONAL GRANTEES ON PAGE    OF DOCUMENT.**

**ABBREVIATED LEGAL DESCRIPTION:**

The South 100 Feet of Lot 9, "EVERETT'S FERTILE ACRES," as per plat recorded in  
Volume 7 of Plats, pages 16 and 17, records of Skagit County, Washington.

**ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 OF DOCUMENT.**

**ASSESSOR'S TAX/PARCEL NUMBER(S):** 3910-000-009-0111  
P65218

**NOTICE OF DEFAULT**  
(PURSUANT TO THE REVISED CODE OF WASHINGTON)  
(CHAPTER 61.24, ET. SEQ.)

TO: GARLAND E. APPLGARTH

1. **DEFAULT:**

You are hereby notified that the beneficiary has declared you in default on the obligation secured by a Deed of Trust recorded under Auditor's No. 200312090007, records of Skagit County, Washington, which Deed of Trust encumbers the following described real property in said county:

The South 100 Feet of Lot 9, "EVERETT'S FERTILE ACRES," as per plat recorded in Volume 7 of Plats, pages 16 and 17, records of Skagit County, Washington.

Subject to: those certain COVENANTS, CONDITIONS AND RESTRICTIONS contained in the Declaration of Covenants, Conditions and Restrictions; executed by George Theodoratus, et ux, and recorded on November 10, 1969, under Auditors Number 732789.

Situate in the County of Skagit, State of Washington

2. **STATEMENT OF DEFAULT AND ITEMIZED ACCOUNT OF AMOUNTS IN ARREARS:**

The beneficiary alleges that you are in default for the following reasons:

The loan breakdown is as follows:

Principal loan balance on November 24, 2003:	\$18,500.00
Interest from November 24, 2003, to January 5, 2004 at contract rate of 7%:	\$147.00
<u>Default interest rate of 12% from January 6, 2004, to April 11, 2006:</u>	<u>\$5741.65</u>
Total balance due as of April 11, 2006:	\$24,388.82
Interest continues to accrue at a daily rate of:	\$6.08.

- a. Failure to pay the following past due amounts pursuant to said Deed of Trust which are in arrears:

**Monthly Payment:** Monthly payments are in the amount of three hundred and sixty and 00/00 dollars (\$360.00), due and payable beginning January 5, 2004. No monthly payment has been paid as of the date of this Notice of Default. Late charges in the amount of 5% of the monthly payment due accrue on each payment more than 15 days late for a total of four hundred and sixty eight and 00/00 dollars (\$468.00) in late fees. Monthly payments in arrears total twelve thousand, three-hundred and twenty eight and 55/00 dollars (\$12,328.55), as of April 5, 2006.



b. **Taxes and Assessments:** Failure to pay before delinquent all lawful taxes and assessments upon the property, currently in arrears currently in the amount of five hundred and seventy eight and 55/100 dollars (\$578.55).

c. **Liens & Encumbrances:** Failure to keep the property free and clear of all other charges, liens, or encumbrances impairing the security of the Beneficiary's Deed of Trust, more specifically: lien of the state of Washington in the amount of \$40,628.73; and, lien of Riverlane community club in the amount of \$165.00.

### 3. OTHER CHARGES, COSTS AND FEES:

In addition to the amounts in arrears specified above, you are or may be obliged to pay the following charges, costs and fees to reinstate the Deed of Trust if reinstatement is made before recording of the Notice of Trustee's Sale.

a. Cost of Title Report for foreclosure	\$250.00
b. Service of Notice of Default (estimated)	\$75.00
c. Posting of Notice of Default (estimated)	\$75.00
d. Copying	\$10.00
e. Postage	\$10.00
f. Trustee's Fee	\$500.00
g. Attorney's Fee	\$750.00
h. Inspection Fees	
i. Long distance telephone charges	

**TOTAL CHARGES, COSTS AND FEES: \$1670.00**



**4. REINSTATEMENT: IMPORTANT! PLEASE READ!**

**a. The total amount necessary to reinstate your Note and Deed of Trust before the recording of the Notice of Trustee's Sale is the sum of Paragraph 2 and 3 above in the amount of fourteen thousand, four-hundred and sixty-six and 55/100 dollars (\$14,466.55) PLUS, the amount of any monthly payments and late charges which may fall due after the date of this Notice of Default. And further, to cure and reinstate the deed of trust, the Grantor must provide proof that any past-due taxes have been paid and any liens against the property have been satisfied. In the event you tender reinstatement before the recording of the Notice of Trustee's Sale, you must be sure to add to the amount shown above any monthly payments and/or late charges which fall due after the date of this Notice of Default.**

Reinstatement monies may be tendered to:

YOUNGQUIST & BETZ  
TRUSTEE  
904 S. 3<sup>rd</sup> Street  
Mount Vernon, WA 98273

**b. If your default includes a default other than failure to pay monthly payments and/or late charges when due, then in order to reinstate the Note and Deed of Trust before the Notice of Trustee's Sale is recorded, you must cure such other default(s) as shown in paragraphs 2 and 3 above.**

**5. CONSEQUENCES OF DEFAULT:**

**a. Failure to cure such alleged default within thirty days of the date of mailing of this notice, or if personally served, within thirty days of the date of personal service thereof, may lead to recordation, transmittal and publication of a Notice of Sale, and the property described in paragraph 1 above may be sold at public auction at a date no less than 120 days in the future.**

**b. The effect of recordation, transmittal and publication of a Notice of Sale will be to (i) increase the costs and fees and (ii) publicize the default and advertise the Grantor's property for sale.**

**c. The effect of the sale of the Grantor's property by the trustee will be to deprive the Grantor or his successor in interest and all those who hold by, through or under him of all their interest in the property described in paragraph 1 above.**

**6. RECOURSE TO COURTS:**

The Grantor or any successor in interest has recourse to the courts pursuant to RCW 61.24.130 to contest the alleged default on any proper ground.

DATED: April 13, 2006

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Skagit County Auditor

Youngquist & Betz, Trustee

By, 

Stephen E. Nicol

904 S. 3<sup>rd</sup> Street

Mount Vernon, WA 98273

360-336-6505

360-336-2821 (fax)

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