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Skagit County Auditor

8/23/2006 Page

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3 11:39AM

WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.
P.O. BOX 727
ANACORTES, WA 98221

CHICAGO TITLE CO.

CG38900 ✓

DECLARATION OF FORFEITURE

GRANTORS: DOUGLAS BRANSFORD, aka R. DOUGLAS BRANSFORD and
LYNDA BRANSFORD, aka LYNDA L. BRANSFORD,
husband and wife

GRANTEE: RONALD C. JONES, as his separate property

LEGAL DESCRIPTION: Lots 1 through 6, inclusive and the East
23 feet of Lot 7, Block 2, Beale's Maple Grove Addition to
the City of Anacortes, according to Plat thereof recorded in
Volume 2 of Plats, page 19, Records of Skagit County,
together with all that portion of the North 1/2 of the
vacated alley as would attach by operation of law.

ASSESSOR'S TAX PARCEL NUMBER: P56583

Reference No: 200512280005

PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.30.010 ET. SEQ.

TO: RONALD C. JONES
1610 11th Street
Anacortes, WA 98221

AND TO: PEGGY S. JONES
1601 11th Street
Anacortes, WA 98221

TO: RONALD C. JONES
3402 Commercial Avenue
Anacortes, WA 98221

AND TO: PEGGY S. JONES
3402 Commercial Avenue
Anacortes, WA 98221

1. The name, address, and telephone number of the sell-
ers:

Sellers: DOUGLAS BRANSFORD, aka R. DOUGLAS BRANSFORD
and LYNDA BRANSFORD, aka LYNDA L. BRANSFORD
802 5th Street
Anacortes, WA 98221
Telephone No.: (360) 588-1402

2. Description of Contract: Real Estate Contract dated December 14, 2005, executed by DOUGLAS BRANSFORD and LYNDA BRANSFORD as sellers, and RONALD C. JONES, as his separate property, as purchaser, which was recorded under Auditor's File No. 200512280005, on December 28, 2005, records of Skagit County, Washington.

3. Legal description of the property:

Lots 1 through 6, inclusive and the East 23 feet of Lot 7, Block 2, Beale's Maple Grove Addition to the City of Anacortes, according to Plat thereof recorded in Volume 2 of Plats, page 19, Records of Skagit County, together with all that portion of the North 1/2 of the vacated alley as would attach by operation of law.

4. Forfeiture: The contract described above is forfeited, the purchaser's rights under the contract are cancelled and all right, title, and interest in the property of the purchaser and of all persons claiming an interest in the contract, the property, or any portion of either through the purchaser, are terminated.

5. Surrender of possession: All persons whose rights in the property have been terminated and who are in or come into possession of any portion of the property (including improvements and unharvested crops) are required to surrender such possession to the sellers not later than September 1, 2006.

6. Compliance with statutory procedure: The contract forfeiture was conducted in compliance with all requirements of RCW Chapter 61.30 and the applicable provisions of the contract described above.

7. Action to Set Aside: The purchaser and any person claiming any interest in the purchaser's rights under the contract or in the property who were given the Notice of Intent to Forfeit and the Declaration of Forfeiture have the right to commence a court action to set the forfeiture aside by filing and serving a Summons and Complaint within 60 days after the date the Declaration of Forfeiture is recorded if the Seller did not have the right to forfeit the contract or failed to comply with the provisions of RCW Chapter 61.30 in any material respect.



