



201502030100

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Declaration of Forfeiture

FEB 08 2015

Seller name: K. Bradford Claypool and Esther Luttikuizen

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Seller address and telephone number: P.O. Box 206, Bow, WA 98232; 206-794 6059

Description of the contract: Real Estate Contract dated March 2nd, 2012 recorded under Skagit County Auditor's File No. 201203020090 between K. Bradford Claypool and Esther Luttikuizen and Timothy M. Pearson and Diana G. Pearson .

Legal Description of the Property: See attached Exhibit "A".

LOT 3 SP PL 04-0147 P122372

Description of each default under the contract on which the notice is based: No payment on principal

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 and timber) are required to surrender such possession to the seller not later than a specified date, which shall not be less than ten days after the declaration of forfeiture is recorded or such longer period provided in the contract or other agreement with the seller.

The forfeiture was conducted in compliance with all requirements of this chapter in all material respects and applicable provisions of the contract.

The purchaser and/or any person(s) claiming any interest in the purchaser's rights under the contract or in the property who are 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 the summons and complaint within sixty days after the date the declaration of forfeiture is recorded if the seller did not have the right to forfeit the contract or fails to comply with this chapter in any material respect; and any additional information required by the contract or other agreement with the seller.

Note: The seller may include in either or both required notices any additional information the seller elects to include which is consistent with this chapter and with the contract or other agreement with the seller.

Dated this 1 of February, 2015

SELLERS

[Signature]
K. Bradford Claypool

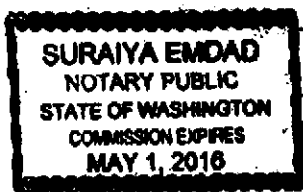
[Signature]
Esther Luttikuizen

STATE OF WASHINGTON)
) ss.
COUNTY OF ~~SKAGIT~~ Whatcom)
SE

I certify that I know or have satisfactory evidence that, K. Bradford Claypool and Esther Luttikuizen personally appeared before me, and they acknowledged that they signed this instrument and acknowledged it as their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED at Bellingham, Washington this 1st day of February, 2015.

[Signature]
Suraiya Emdad, Notary Public
My Commission expires: May 1, 2016




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Acknowledgement of Receipt of Declaration of Forfeiture

The undersigned, Timothy M. Pearson and Diana G. Pearson, hereby acknowledge receipt of the Declaration of Forfeiture on the 28th day of January, 2015.

BUYERS

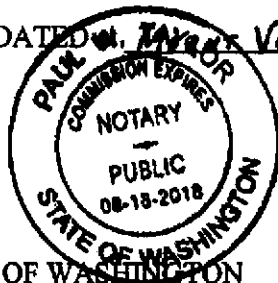

Timothy M. Pearson



Diana G. Pearson

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Timothy M. Pearson personally appeared before me, and that he acknowledged that he signed this instrument and acknowledged it as his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED at Mount Vernon, Washington this 28th day of January, 2015.

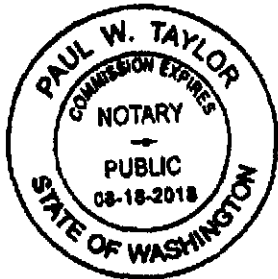


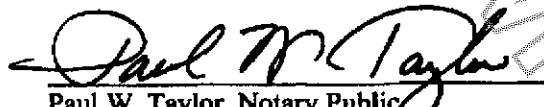

Paul W. Taylor, Notary Public
My Commission expires: 8/18/2018

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Diana G. Pearson personally appeared before me, and that she acknowledged that she signed this instrument and acknowledged it as her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED at Mount Vernon, Washington this 28th day of January, 2015.




Paul W. Taylor, Notary Public
My Commission expires: 8/18/2018



DESCRIPTION:

Lot 3 of Skagit County Short Plat No. PL04-0147, recorded November 8, 2004, under Auditor's File No. 200411080189, records of Skagit County, Washington; and being a portion of the Northeast ¼ of the Northwest ¼ of Section 35, Township 36 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: To construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel - generally located within the East 50 feet of the North 650 feet of the Property described therein.
Dated: September 16, 2004
Recorded: September 20, 2004
Auditor's No.: 200409200124

B. DECLARATION AND AGREEMENT FOR ROAD, DRAINAGE, AND UTILITIES MAINTENANCE:

Dated: August 6, 2004
Recorded: November 9, 2004
Auditor's No.: 200411080191
(Copy attached)

C. NOTES SHOWN ON SHORT PLAT:

1. A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24.
2. The Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. No building permit shall be issued for any residential and/or commercial structures which are not at the time of application, determined to be within an official designated boundary of a Skagit County fire district.
4. All maintenance and construction of roads is the responsibility of the lot owners and shall be in direct relationship to usage of road in accordance with that Declaration and Agreement for Road, Drainage and Utilities Maintenance as recorded under Auditor's File No. 200411080191, records of Skagit County, Washington.
5. In accordance with SCC 14.32 an Engineered Drainage Plan for residential construction upon Lots 2, 3, and 4 of this short subdivision has been prepared by LeGro & Associates and is currently on file with the Skagit County Planning and Permit Center. Any future construction must comply with the requirements of said Engineered Drainage Plan and report as contained therein and/or the county drainage regulations in effect on the date of building permit application.



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EXCEPTIONS CONTINUED:

C. (Continued):

6. The method of sewage disposal shall be by individual septic drainfield systems. The residence upon Lot 1 of this Short Plat is served by an existing conventional septic system. The required soil logs for all Lots of this Short Plat are currently on file with the Skagit County Planning and Permit Center.

7. This subdivision is subject to the effect, if any, of a Survey of said premises recorded February 7, 1997, in Vol. 19 of Surveys, page 58, under Auditor's File No. 9702070001, records of Skagit County, Washington, depicting a 20' wide probable extent of buried septic lines as revealed on SP 51-78 dated 7-14-78.

8. Building offset; SW corner 0.26' (feet) East of P/L (property line); NW corner 0.12' East of P/L, all as measured to exterior wall.

D. BASEMENT SHOWN ON SHORT PLAT:

For: Turnaround
Affects: Northeast corner cul-de-sac



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