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04/25/2023 09:01 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Filed for Record at Request of:
Name: Fairhaven Legal Associates
Address: 1023 S. 3rd St.
City and State: Mount Vernon, WA 98273

DOCUMENT TITLE: DECLARATION OF FORFEITURE
REFERENCE NUMBER OF RELATED DOCUMENT: 202301170079
GRANTOR(S): David L. Day
GRANTEE(S): Romeo Ubungen
ABBREVIATED LEGAL DESCRIPTION: Lots 15 & 16 Block 18 Amended Plat of Burlington, Vol 3 of Plats
ASSESSOR'S TAX PARCEL NUMBER(S): P71408 XRefId-4076-018-016-0005

DECLARATION OF FORFEITURE

Pursuant to the Revised Code of Washington
Chapter 61.30

TO: Brandi Martinez

(a) The name and address of the seller:

Romeo Ubungen
P O Box 1942
Mount Vernon, WA 98273

(b) Description of Contract:

Real Estate Contract dated February 29, 2016, executed by Romeo Ubungen as Seller(s) and Diane Dalbey as Purchaser(s), which Contract or a memorandum thereof was recorded under Auditor File No. 201603010007 on March 1, 2016, records of Skagit County, Washington.

(c) Legal Description of the property:

LOTS 15 AND 16, BLOCK 18, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

(d) Forfeiture:

DECLARATION OF FORFEITURE - 1
DECLFOR.FRM

The Contract described above is forfeited, the Purchaser's rights under the Contract are canceled 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 Purchase, are terminated except the following persons and claims: NONE.

(e) 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 Seller not later than May 5, 2023 (10 days from recording).

(f) Compliance with statutory procedure:

The Contract forfeiture was conducted in compliance with the requirements of RCW Chapter 61.30 and the applicable provisions of the Contract described above.

(g) 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 June 24, 2023 (60 days).

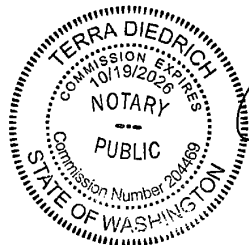
(h) Additional information:

(Add any additional information required by the Contract or other agreement with the seller and any additional information the seller elects to include that is consistent with the statute and with the contract and other agreements.) NONE.

DATED this 25 day of April, 2023.


David L. Day

SUBSCRIBED AND SWORN to before me this 25 day of April, 2023.




NOTARY PUBLIC for Washington.

My Commission Expires: 10/19/2026