



201111170074  
Skagit County Auditor

11/17/2011 Page 1 of 5 11:25AM

**Recorded at Request of:**

**Black Family Properties, LLC  
c/o Susan B. Ferrell  
14 Pinehurst Drive  
Shalimar, FL 32579**

**NOTICE OF INTENT TO FORFEIT**

---

Reference No.:	200810010084 (Real Estate Contract)
GRANTOR:	BLACK FAMILY PROPERTIES, LLC, a Limited Liability Company
GRANTEES:	JASON RIEMLAND and KRISTINA RIEMLAND, husband and wife
Legal Description; Abbreviated Form:	Lots 1& 2, SP PL07-0036; Ptn S 1/2 of NW 1/4, 27-34-3 E WM
Additional on Page:	2
Assessor's Tax Parcel Nos.:	P22836; 340327-2-005-0007 P127384; 340327-2-005-0100

---

Recorded at Request of:

Black Family Properties, LLC  
c/o Susan B. Ferrell  
14 Pinehurst Drive  
Shalimar, FL 32579

## NOTICE OF INTENT TO FORFEIT

PURSUANT TO THE REVISED CODE OF WASHINGTON, CHAPTER 61  
Real Estate Contract Forfeiture Act

TO: **Jason Riemland**  
**P.O. Box 1047**  
**LaConner, WA 98257**

**Jason Riemland**  
**16377 Bradshaw Road**  
**Mount Vernon, WA 98273**

**Kristina Riemland**  
**P.O. Box 1047**  
**LaConner, WA 98257**

**Kristina Riemland**  
**16377 Bradshaw Road**  
**Mount Vernon, WA 98273**

**YOU ARE HEREBY NOTIFIED** that the Real Estate Contract described below is in default and you are provided the following information with respect thereto:

1. The name, address, and telephone number of the seller and its successor, and the seller's agent or attorney giving the notice:

**Seller:**

**Black Family Properties, LLC,**  
a Washington limited liability company  
c/o Susan B. Ferrell  
14 Pinehurst Drive  
Shalimar, FL 32579



Seller's Attorney:

John T. Burke  
Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273  
(360) 336-1000

2. Description of the Contract: Real Estate Contract dated September 19, 2008, executed by BLACK FAMILY PROPERTIES, LLC, a Washington limited liability company, as Seller, and JASON RIEMLAND and KRISTINA RIEMLAND, husband and wife, as Purchaser, which contract was recorded October 1, 2008, under Auditor's File No. 200810010084, records of Skagit, Washington.

3. Legal description of the property situated in Mount Vernon, Washington:

Lots 1 and 2 of Short Plat PL07-0036, approved January 29, 2008 and recorded February 7, 2008, under Auditor's File No. 200802070103, records of Skagit County, Washington, being a portion of the South ½ of the Northwest ¼ of Section 27, Township 34 North, Range 3 East, W.M.

EXCEPT the as-built and existing County Road known as Bradshaw Road along the West line thereof; AND EXCEPT Drainage Ditch and Dike rights-of-way.

Situate in the County of Skagit, State of Washington.

4. Description of each default under the Contract on which the notice is based:

4.1 Failure to pay the following past due items, the amounts and an itemization for which are given in 7.1 below: **Monthly interest-only payments under the contract, together with real property taxes for the calendar years 2009, 2010, and 2011.**

5. Failure to cure all the defaults listed in 7.1 and other charges and costs listed in paragraph 8 below **on or before February 15, 2012, will result in the forfeiture of the Contract.**

6. The forfeiture of the Contract will result in the following:

6.1 All right, title and interest in the property of the purchaser and, to the extent elected by the seller, of all persons claiming through the purchaser or whose interests are otherwise subordinate to the seller's interest in the property shall be terminated;

6.2 The purchaser's rights under the Contract shall be cancelled;

6.3 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;

NOTICE OF INTENT TO FORFEIT 2



6.4 All of the purchaser's rights in all improvements made to the property shall belong to the seller;

6.5 The purchaser and all persons occupying the property whose interest is forfeited shall be required to surrender possession of the property and improvements to the seller ten (10) days after the declaration of forfeiture is recorded.

7. The following is a statement of payments of money in default (or, where indicated, an estimate thereof) and, for any defaults not involving the failure to pay money, action(s) required to cure the default:

7.1 Monetary Delinquencies:

a. Interest-only payment due 11/1/11	<u>\$ 1,558.33</u>
b. Real Property taxes for 2009	<u>\$ 6,917.88 *</u>
c. Real property taxes for 2010	<u>\$ 6,918.55 *</u>
d. Real property taxes for 2011	<u>\$ 5,450.63 *</u>

TOTAL: **\$21,128.73**

\*Plus additional penalties and interest on taxes due.

7.2 Action(s) required to cure any non-monetary default:

Provide seller with evidence of casualty insurance for replacement cost of improvements naming the seller as "loss payee".

8. The following is a statement of other payments, charges, fees and costs to cure the default (estimated):

a. Cost of title report	\$ 1,201.02
b. Copying/postage	\$ 25.00
c. Attorney's fee	\$ 1,200.00
d. Recording fees	<u>\$ 66.00</u>

TOTAL: **\$ 2,492.02**

The total amount necessary to cure the default is the sum of the amounts in 7.1 and 8, which is **\$23,620.75**, plus interest and penalties on real property taxes, plus the amount of any payments which fall due after the date of this *Notice of Intent to Forfeit* and on or prior to the date the default is cured. Monies required to cure the default may be tendered to **Skagit Law Group, PLLC, P.O. Box 336, Mount Vernon, WA 98273**.

9. The purchaser, or any person claiming through the purchaser, has the right to contest



