

Filed for Record at Request of:

David L. Day, Attorney at Law
P.O. Box 526
Burlington, WA 98233

Skagit County Auditor

201207260110



REFERENCE NUMBER OF RELATED DOCUMENT: 200207170036

Allan Williams and Susan Williams,

husband and wife

Ione Ward, a single individual

Lot 60, Samish River Park, Division

No. 1

P68750

GRANTEE: ABBREVIATED LEGAL DESCRIPTION:

ASSESSOR'S TAX PARCEL NUMBER:

NOTICE OF INTENT TO FORFEIT

TO: Allan Williams
18760 Fishermans Loop
Burlington, WA 98233
Susan Williams
18760 Fishermans Loop
Burlington, WA 98233

You are hereby notified that the Real Estate Contract described below is in default, and you are provided the following information with respect thereto:

(a) The name, address and telephone number of the seller and, if any the seller's agent or attorney giving the notice:

Ione Ward
c/o David L. Day
816 E. Fairhaven Ave.
P.O. Box 526
Burlington, WA 98233
Fairhaven Legal Associates P.S.
David L. Day, Attorney at Law
P.O. Box 526
Burlington, WA 98233

(b) Description of the Contract: Real Estate Contract dated July 16, 2002, executed by Ione Ward, as seller, and Allan and Susan Williams, as purchasers, which Contract or a memorandum thereof was recorded under No. 200207170036 on July 17, 2002, records of Skagit County, Washington.

(c) Legal description of property:
 Lot 60, Samish River Park, Division No. 1, according to the plat thereof recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.
 (Including manufactured home 1967 Nashua 55x20 serial number UUB213637u River Park number 1 lot 60)
 Situate in Skagit County, Washington.

(d) Description of each default under the Contract on which the notice is based:

1. Failure to pay the following past due items, the amounts and an itemization for which are given in (g) and (h) below:
2. Other defaults: Failure to provide proof of insurance.

(e) Failure to cure the default on or before October 30, 2012, will result in the forfeiture of the Contract.

(f) The forfeiture of the Contract will result in the following:

1. All right, title and interest in the property of the purchaser and of all persons claiming through the purchaser given this notice shall be terminated;
2. the purchaser's rights under the Contract shall be canceled;
3. all sums previously paid under the Contract shall belong to and be retained by the seller or other persons to whom paid and entitled thereto;
4. all improvements made to and unharvested crops on the property shall belong to the purchaser and all persons claiming through the purchaser given this notice shall be required to surrender possession of the property, improvements and unharvested crops to the seller on November 10th, 2012.

(g) 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, the action(s) required to cure the default:



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1. Monetary Delinquencies: Failure to pay full amounts due in years, 2007, 2008, 2009, 2010, 2011 and 2012 (see record of payments below).

Allen and Susan Williams - Record of payments

Delinquent	2007	2008	2009	2010	2011	2012
Jan	0	0	200	200	400	273
Feb	0	0	200	200	400	273
Mar	0	250	200	200	400	273
Apr	0	250	200	200	400	273
May	0	250	200	200	400	273
Jun	0	250	400	400	400	273
Jul	0	250	400	200	400	
Aug	0	250	400	400	400	
Sept	0	250	400	400	400	
Oct	0	0	400	400	400	
Nov	0	0	400	400	400	
Dec	0	0	400	200	0	

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

a) Provide proof of property insurance to the undersigned.

(h) The following is a statement of other payments, charges, fees and costs (or, where indicated, an estimate thereof) to cure the default:

Item	Amount
1. Cost of Title Report	\$497.62
2. Service/Posting of Notice of Intent to Forfeit	\$100.00
3. Copying/Postage	\$25.00
4. Attorney's Fee	\$750.00
5. Late Charges	\$40.00
6. Recording Fees (estimated)	\$70.00
Total	\$1,482.62



The total amount necessary to cure the default is \$38,539.00 in past due payments, \$6,979.56 in interest, \$1,482.62 in fees and costs (see paragraph H above) plus the amount of any payments and late charges which fall due after the date of this Notice of Intent to Forfeit and on or prior to the date the default is cured. You must cure the default prior to October 30, 2012. Monies required to cure the default may be tendered to Fairhaven Legal Associates at the following address:

Fairhaven Legal Associates
David L. Day, Attorney At Law
816 E. Fairhaven Ave.
P.O. Box 526
Burlington, WA 98233

(j) You have a right to contest the forfeiture or seek an extension of time to cure the default, or both. If you wish to exercise this right, you must file a summons and complaint and serve on the seller or seller's agent or attorney before a declaration of forfeiture is recorded.

NO EXTENSION OF THE TIME FOR CURE CAN BE GRANTED FOR DEFAULTS THAT ARE A FAILURE TO PAY MONEY. However, you may not be in default if you have a claim against the seller that would release, discharge, or excuse the default.

(g) You have a right to request a court to determine whether a public sale of the property should be ordered. A public sale may be ordered if the court finds that the fair market value of the property substantially exceeds the sum of the debt owed under the contract and all liens on the property that have priority over the seller's interest. The excess, if any, of the highest bid at the sale over the amount owed no your contract will be applied to the liens eliminated by the sale and the balance, if any, paid to you. If you wish to request that a court make this determination, you must do so by filing and serving a summons and complaint before a declaration of forfeiture is recorded. If you make such a request, the court will require you to deposit the anticipated sales costs with the clerk of the court.

(k) No other notice of default will be sent to any person. The next notice that you will receive will complete the forfeiture.

(l) Additional Information: None

EARLIER NOTICE SUPERSEDED: This Notice of Intent to Forfeit supersedes any notice of Intent to Forfeit previously given under this Contract and which deals with the same defaults.

DATED this 26th day of July, 2012.

David L. Day, Attorney for Ione Ward



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UNOFFICIAL DOCUMENT



NOTARY PUBLIC for Washington.
My Commission Expires: 5/18/2015

Maria D. Turk

GIVEN under my hand and official seal this 26th day of July, 2012.

On this 26th day of July, 2012, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David L. Day to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

Legal Description: 18760 Fisherman's Loop, Burlington, Washington

**Lot 60, Samish River Park, Division No. 1, according to the plat thereof
recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County
Washington.**

Parcel No. P68750



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