



201208150015
Skagit County Auditor

8/15/2012 Page 1 of 3 11:19AM

FILED FOR RECORD AT REQUEST OF
AND RETURN ORIGINAL TO:

Keith A. Bode

Attorney at Law
P.O. Box 688
Lynden, WA 98264-0688
TEL: 360-354-5021

ASSIGNED/RELEASED DOCUMENTS:

- 1. Real Estate Contract, AF# 2081202785 200107200081
Reference is on second page

GRANTOR/VENDOR/SELLER(S):

- 1. VANDERWAY, GEORGE

GRANTEE/VENDEE/PURCHASER(S):

- 1. SEIBERT, JEFFRE

LEGAL DESCRIPTION:

Abbreviated: Ptn. Tract N, First Addition Big Lake Waterfront Tracts, §6, T33N, R5E
Full legal is found beginning on page two.

ASSESSOR'S PARCEL NUMBER:

- 1. #P62144 #3863-000-128-0106

Declaration of Forfeiture of Real Estate Contract

TO: JEFFRE SEIBERT
5004 80th St. NE
Marysville, WA 98270-3516

Declaration of Forfeiture, Page 2 of 3
VANDERWAY to SEIBERT Contract

A. The name, address and telephone number of the Seller:

GEORGE VANDERWAY
4244 Sweet Road
Blaine, WA 98230-9109
TEL (360) 739-1370

B. Description of contract:

Real Estate Contract dated July 17, 2001, executed by GEORGE VANDERWAY, then a single man, as Seller, and JEFFRE SEIBERT, a married man as his separate property, as Purchaser, which contract was recorded under Skagit County Auditor's File No. 200107200081, on July 20, 2001, records of Skagit County, Washington.

JEFFRE SEIBERT is also known as JEFF SEIBERT and at all times materials hereto has been married to AMBER L. SEIBERT.

C. Legal description of the property:

That portion of Tract N, *First Addition Big Lake Waterfront Tracts*, according to the plat thereof recorded in Volume 4 of Plats, Page 15, records of Skagit County, Washington, lying West of West Big Lake Boulevard, as conveyed to Skagit County by deed recorded under Auditor's File No. 618302, records of Skagit County, Washington;

SUBJECT TO: Easements, restrictions, reservations, covenants, conditions, agreements, rights of way and zoning ordinances, if any, enforceable in law and equity, and fully set forth in the preliminary title commitment issued by Island Title Company under their Order No. B18402;

ALSO SUBJECT TO: An assessment recorded October 14, 1994, under Skagit County Auditor's File No. 9410140045, in favor of Local Utility District No. 16, the original balance was \$3,960.42, the Contract Purchaser agrees to assume and pay annually.

Situate in the County of Skagit, State of Washington.

D. 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.

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 August 26, 2012, or the eleventh day after recording of this instrument, whichever later occurs.



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VANDERWAY to SEIBERT Contract

F. Compliance with statutory procedure:

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

G. 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, for a period ending sixty (60) days after the date of recording this notice to commence a court action to set aside the 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.

Dated this 13th day of August, 2012.



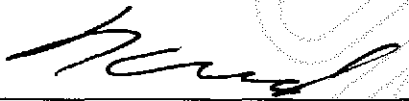
GEORGE VANDERWAY

State of Washington }
County of Whatcom } ss.

I certify that I know or have satisfactory evidence that GEORGE VANDERWAY is the person who appeared before me, acknowledged to me that he signed this instrument, and acknowledged it to be his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 13th day of August, 2012.





Notary Public in and for the State of Washington, residing at Lynden
My commission expires: 12/15/2013

Mail Identification:
JEFFRE SEIBERT

Cert. Mail Rec. No. 7010 1870 0002 5173 1108

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