



Skagit County Auditor
12/8/2014 Page

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3 2:15PM
\$74.00

After Recording Return To:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144630
DEC 08 2014

Amount Paid \$0
Skagit Co. Treasurer
By *Mm* Deputy

DECLARATION OF FORFEITURE

Reference No.: 200810010084 (Real Estate Contract)

Grantor: BLACK FAMILY PROPERTIES, L.L.C., a Washington Limited Liability Company

Grantee: JASON RIEMLAND and KRISTINA RIEMLAND, husband and wife

Legal Description: Lots 1 & 2, SP PL07-0036; Ptn S 1/2 of NW 1/4, 27-34-3 E WM
Abbreviated Form:
Additional on: 2

Assessor's Tax Parcel Nos.: P22836; 340327-2-005-0007
P127384; 340327-2-005-0100

DECLARATION OF FORFEITURE

PURSUANT TO THE REVISED CODE OF WASHINGTON, CHAPTER 61.30
Real Estate Contract Forfeiture Act

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

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

Jason Riemland
16377 Bradshaw Road
Mount Vernon, WA 98273

Kristina Riemland
16377 Bradshaw Road
Mount Vernon, WA 98273

A. 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, L.L.C.,
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

B. Description of 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 County, Washington.

C. Legal description of the property:

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 1/2 of the Northwest 1/4 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.

D. Forfeiture: You are notified that the Contract described in Paragraph (B) is forfeited with the following results:

1. the purchaser's rights under the Contract are cancelled;
2. all right, title and interest of the purchaser in the property is terminated;
3. all right, title and interest of any person claiming an interest in all or any portion of the property through the purchaser, or whose interest is subordinate to the seller's interest in the property, 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 possess or come into possession of any portion of the property (including improvements, unharvested crops and timber) are required to surrender possession to the seller not later than December 9, 2014, which shall not be less than ten days after this Declaration of Forfeiture is recorded or such longer period provided in the contract or agreement with the seller.

F. Compliance with statutory procedure: The Contract forfeiture was conducted in compliance with all requirements of Chapter 61.30 RCW in all material respects 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 to commence a court action to set aside the forfeiture by filing and serving a summons and complaint within sixty (60) days after the date this Declaration of Forfeiture is recorded, if the seller did not have the right to forfeit the Contract or failed to comply with the provisions of RCW Chapter 61.30 in any material respect.

H. Additional Information: None.

DATED this 3 day of Dec., 2014.

BLACK FAMILY PROPERTIES, L.L.C.

By Susan B. Ferrell
SUSAN B. FERRELL
Its: Manager, Member

STATE OF FLORIDA)
)
COUNTY OF Okaloosa)

I certify that I know or have satisfactory evidence that **SUSAN B. FERRELL** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of Black Family Properties, L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3 day of Dec, 2014.



Michelle Williams
NOTARY PUBLIC
Michelle Williams
(Print or Type Name of Notary)
My Appointment Expires Jan 10, 2018

DECLARATION OF FORFEITURE 3

