



200101290076

, Skagit County Auditor

1/29/2001 Page 1 of 5 1:22:36PM

RETURN TO:

Patrick M. Hayden  
Attorney at Law  
P. O. Box 454  
Sedro-Woolley, WA 98284

ORIGINAL

FIRST AMERICAN TITLE CO.

57990

DOCUMENT TITLE(S) (or transactions contained herein):

**Judgment and Decree**

REFERENCE NUMBERS(S) OF DOCUMENTS ASSIGNED OR RELEASED:

**Les Pendens filed February 17, 2000  
Skagit County Superior Court Cause No. 00-2-00195-1  
Skagit County Auditor's File No. 200002170060  
Real Estate Contract, Auditor's File No. 832829  
Real Estate Contract, Auditor's File No. 889787**

GRANTOR(S) (Last name, first name and initials):

1. Parker, Richard D., individually, Parker, Richard D., and Parker, Jane Doe, if married
2. Gates, Larry R., individually, Gates, Larry R. and Gates, Jane Doe, if married

GRANTEE(S) (Last name, first name and initials):

1. Gates, Larry R., individually, Gates, Larry R. and Gates, Jane Doe, if married
2. Poirier, Thomas H
3. Poirier, Barbara J.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

**Section 19, Township 35 North, Range 5 East, W.M., Ptn. NE – SW aka Tract "B"  
Short Plat #27-73**

ASSESSOR'S PARCEL/TAX I.D. NUMBER: **350519-3-003-0202 / R39830**

JAN 12 2001

PHYLLIS COOLE-McKEEHEN, CO. CLERK

By          Deputy

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

THOMAS H. POIRIER AND BARBARA J.  
POIRIER, husband and wife,

Plaintiffs,

vs.

RICHARD D PARKER, Individually, and  
RICHARD D. PARKER and JANE DOE  
PARKER, if married, and LARRY R. GATES,  
individually, and LARRY R. GATES and JANE  
DOE GATES, husband and wife, if married,  
if living, and if deceased, their unknown heirs at  
law, and all other person or parties unknown  
claiming any right, title, estate, lien or interest in  
the real property described in the complaint herein,

Defendants.

NO. 00-2-00195-1

JUDGMENT AND DECREE  
Clerk's Action Required  
(Paragraph 2)

This matter coming on regularly for hearing before the court this day, Plaintiff appearing personally and by his attorney Patrick M. Hayden, and it appearing that service by publication was made upon the defendants named above as required by law; that the time for answering by or on behalf of each Defendant has expired; that each and all of the Defendants except Parker are wholly in default; that Defendants Parker have approved entry of this judgment, and that the Court having considered the evidence and having made and entered its Findings of Fact and Conclusions of Law,

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED as follows:

1. That the Plaintiffs Thomas H. Poirier and Barbara J. Poirier, husband and wife, are hereby awarded all right, title, and interest of the above-named Defendants in the lands and premises described on the attached **Exhibit A**, situated in Skagit County, Washington and the title of the Plaintiffs Poirier in and to the property is hereby quieted and established, without further

JUDGMENT AND DECREE  
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ORIGINAL

PATRICK M. HAYDEN  
LAWYER  
109 WARNER STREET  
P. O. BOX 454  
SEDRO-WOOLLEY, WASHINGTON 98284  
(360) 855-1811

15

1 order, as against all Defendants.

2 2. Attorney for Plaintiffs shall pay \$2,500.00 from his trust account to the Registry of the  
3 Court upon entry of this Judgment. Upon receipt into the Court Registry of \$2,500.00, the Court  
4 Clerk shall pay \$2,500.00 to Richard D. Parker, P. O. Box 60126, Shoreline, WA 98160,  
5 forthwith, and without further order of the Court.

6 3. That each and all of the defendants above-named, their unknown heirs at law, and all  
7 other person or parties unknown claiming any right, title, estate lien or interest in the real property  
8 described in the complaint herein, and all persons claiming under the defendants, or any of them,  
9 subsequent to the filing of the notice of pendency of this action on February 17, 2000 under  
10 Skagit County Auditor's File No. 200002170060 be and they are hereby forever barred from  
11 having or asserting any right, title, estate, lien, or interest in the property described on the  
12 attached **Exhibit A**, or any part thereof, adverse to Plaintiffs Thomas H. Poirier and Barbara J.  
Poirier, husband and wife.

13 Done in open court this \_\_\_\_\_ day of 1/12, 2001.

14  
15  
16 J. H. Meyer  
JUDGE / COURT COMMISSIONER

17 Presented by:

18 Patrick M. Hayden  
19 PATRICK M. HAYDEN, WSBA #11061  
Attorney for the Plaintiff

20 Approved for Entry;  
21 Notice of Presentation Waived:

22 Richard D. Parker  
23 Richard D. Parker

24 Jean Parker  
25 Jean Parker, his spouse  
26  
27  
28



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109 WARNER STREET  
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SEDRO-WOOLLEY, WASHINGTON 98284  
(360) 855-1811

SCHEDULE "C"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the North 223.5 feet of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the West 1/4 corner of said Section 19; thence North 89 degrees 58'30" East along the North line of said Southwest 1/4 of said Section 19, a distance of 1951.64 feet to an intersection with the East line of the West 107 feet of said Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 19; thence continue North 89 degrees 58'30" East along said North line 122.66 feet to the true point of beginning; thence continue North 89 degrees 58'30" East along said North line 100.28 feet; thence South 0 degrees 56'36" East 133.52 feet to the South line of the North 133.5 feet of said subdivision; thence South 89 degrees 58'30" West parallel with said North line, 99.26 feet to a point that is South 1 degree 22'40" East from the true point of beginning; thence North 1 degree 22'40" West 133.54 feet to the true point of beginning; EXCEPT road known as C.A. Wicker Road (Also known as Tract "B");

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the following described property:

Commencing at the West 1/4 corner of said Section 19; thence North 89 degrees 58'30" East along the North line of said Southwest 1/4 of said Section 19, a distance of 1951.64 feet to an intersection with the East line of the West 107 feet of said Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 19; thence continue North 89 degrees 58'30" East along said North line, 122.66 feet to a point to be hereinafter referred to as Point "X"; thence continue North 89 degrees 58'30" East along said North line, 100.28 feet to the true point of beginning; thence continue North 89 degrees 58'30" East along said North line, 20.00 feet; thence South 0 degrees 56'36" East 133.52 feet to the South line of said North 133.5 feet of said subdivision; thence South 89 degrees 58'30" West parallel with said North line 20.00 feet to a point that is South 1 degree 22'40" East from before mentioned Point "X"; thence North 1 degree 22'40" West 133.54 feet to the true point of beginning.

Exhibit f



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Skagit County Auditor

UNOFFICIAL DOCUMENT

State of Washington, } ss.  
County of Skagit

I, Phyllis Coole-McKeehen, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 3 pages now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 16 day of Jan., 2001 Phyllis Coole-McKeehen, County Clerk

By Randa Hamilton  
Deputy Clerk



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