



200212060028
Skagit County Auditor

12/8/2002 Page

1 of

7 10:07AM

Document Title:

JUDGMENT FOR MONEY,
QUIET TITLE AND
EASEMENT

Reference Number :

Grantor(s):

☐ additional grantor names on page ____.

1. WHITE, WARREN WILLIAM

2.

Grantee(s):

☐ additional grantee names on page ____.

1. MOSER, LEWIS + PATRICIA

2.

Abbreviated legal description:

☐ full legal on page(s) ____.

PN LOTS 10-14, BLOCK 138

MAP OF FIDALGO CITY SKAGIT COUNTY
VOL. 2 OF PLATS PAGES ~~112~~ 113-114

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

4101 - 138 - 005 - 0003 / P 73173

4101 - 138 - 014 - 0002 / P 73175

ORIGINAL

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2002 DEC -6 AM 9:43

IN THE SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

LEWIS A. MOSER and PATRICIA A.) Case No.: 00-2-00995-2
MOSER, husband and wife, and JOHN G.)
SARGENT and MARJORIE J. SARGENT,) JUDGMENT
husband and wife, and DAVID P. OVENELL,)
Plaintiff,)

vs.)

WARREN WILLIAM WHITE, individually)
and WARREN WILLIAM WHITE and JANE)
DOE WHITE, husband and wife and the)
marital community composed thereof, and all)
other persons or parties, known or unknown)
claiming any right, title or interest to the)
property at issue ad described in the Complaint)
filed in this cause,)
Defendant)

JUDGMENT SUMMARY

1. Judgment Creditor	Lewis and Patricia Moser
2. Judgment Debtor	Warren William White
3. Principal Judgment Amount:	-0-
4. Interest:	-0-
5. Attorney Fees:	\$2,073.50
6. Costs	90.33
7. Damages Award and Collection Costs	-0-
8. Principal Judgment Amount shall bear interest at 12% per annum	
9. Attorney Fees, Costs, and Other Recovery Amounts shall bear interest at 12% per annum	



200212060028
Skagit County Auditor

12/6/2002 Page 2 of 7 10:07AM

Judgment - 1

William R. Allen
120 Woodworth Street
PO Box 437
Sedro-Woolley, WA 98284
360-855-1431

1 10. Attorney for Judgment Creditor:

William R. Allen, as successor to
John Christopherson

2 11. Attorney for Judgment Debtor

None, pro se

3
4 This matter having on regularly before the undersigned judge of the above entitled court
5 on November 8, 2002, having issued an order granting plaintiff Moser' motion for declaration of
6 sanctions against defendant Warren William White, and the court ordered that judgment be
7 entered against said defendant in the amount of \$2,163.83 and that an order of default be entered
8 against defendant,

9 IT IS HEREBY ORDERED THAT defendant Warren William White is in default and
10 plaintiffs Moser are awarded judgment as set forth above. Plaintiffs Moser are further awarded
11 judgment declaring plaintiffs Moser have an easement, and judgment quieting title in said
12 easement and prohibiting defendant White from interfering with plaintiff Mosers use of said
13 easement, all as prayed for in their complaint.

14 THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that
15 plaintiffs Lewis A. Moser and Patricia A. Moser have an easement, as prayed for in their
16 complaint, for purposes of ingress, egress and utilities over, under and through that portion of the
17 east half Lincoln Avenue adjoining the west side of defendant's property. The easement shall be
18 for the benefit of the plaintiffs' property within the plat of Fidalgo City. The portion of
19 defendant's property subject to the easement is described in EXHIBIT A attached hereto.
20 Plaintiffs' property benefited by the easement is described in EXHIBIT B, attached hereto.

21 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that title to the easement
22 described above is quieted in plaintiffs as against the claims of defendant Warren William White
23 or anyone claiming by or through him.

24 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the defendant Warren
25 William White, and anyone claiming by or through him, is forever barred from having or

Judgment - 2



200212060028

Skagit County Auditor

12/6/2002 Page 3 of 7 10:07AM

William R. Allen
20 Woodworth Street
PO Box 437
ro-Woolley, WA 98284
360-855-1431

1 asserting any right, title or interest in or to the easement described above that might be adverse to
2 plaintiffs' use of said easement for ingress, egress and utilities serving their properties located
3 within the Plat of Fidalgo City; and it is further

4 ORDERED, ADJUDGED AND DECREED that the defendant Warren William White,
5 and any of his agents or employees, are restrained from interfering with plaintiffs' use of the
6 easement described above, including use by plaintiffs' agents and contractors.

7 DONE IN OPEN COURT this 6 day of Dec, 2002.

8
9
10 
11 THE HON. SUSAN K. COOK, JUDGE

12 Presented by:

13 
14 William R. Allen WSBA 7167
15
16
17
18
19
20
21
22
23
24
25



200212060028
Skagit County Auditor

12/6/2002 Page 4 of 7 10:07AM

William R. Allen
120 Woodworth Street
PO Box 437
Sedro-Woolley, WA 98284
360-855-1431

EXHIBIT A
Description of White property subject to easement

That portion of the East 1/2 of Lincoln Avenue adjacent to lots 10 through 14, Block 138, MAP OF FIDALGO CITY, SKAGIT CO. WASHINGTON, according to the plat thereof recorded in Volume 2 of Plats, pages 113-114, records of Skagit County, Washington.

Situate in Skagit County, Washington

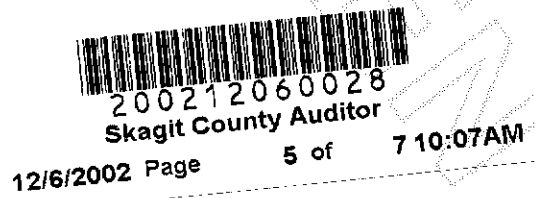


EXHIBIT B
Description of Moser property benefited by easement

Lots 1 through 14, Block 98, and Lots 1 through 14, Block 105, plat of MAP OF FIDALGO CITY, SKAGIT CO. WASHINGTON, according to the plat thereof recorded in Volume 2 of Plats, pages 113-114, records of Skagit County, Washington,

Together with the alley in said Block 98 running between lots 1-14 in said block and together with the alley in said Block 105 running between lots 1-14 in said block,

And Together With:

The East 1/2 of Lincoln Avenue abutting on Lots 8 through 14, Block 98, and on lots 8 through 14, Block 105, and abutting on all of 6th Street and the North 1/2 of Fifth Street;

The West 1/2 of Walla Walla Avenue abutting on Lots 1 through 7, Block 98, and on lots 1 through 7, Block 105, and abutting on all of 6th Street and the North 1/2 of Fifth Street;

All of 6th Street abutting on Lots 7 and 8, Block 98 and on Lots 1 and 14, Block 105, and on the alleys in said Blocks 98 and 105;

The North 1/2 of 5th Street abutting on Lots 7 and 8, Block 105, and on the alley in said Block 105;

That portion of the South 1/2 of 7th Street lying between the northerly extension of the center lines of Lincoln Avenue and Walla Walla Avenue;

All in MAP OF FIDALGO CITY, SKAGIT CO. WASHINGTON, according to the plat thereof recorded in Volume 2 of Plats, pages 113-114, records of Skagit County, Washington.

Situate in Skagit County, Washington



200212060028
Skagit County Auditor

12/6/2002 Page 6 of 7 10:07AM

William R. Allen
120 Woodworth Street
PO Box 437
Sedro-Woolley, WA 98284
360-855-1431

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 5 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 6th day of December 2002 Phyllis Coole-McKeehen, County Clerk

By Ronnie P. Watson
Deputy Clerk



200212060028
Skagit County Auditor