

RETURN TO:

Mervyn C. Thompson
709 S. First Street
Mount Vernon, Washington 98273

Document Title: Stipulation and Judgment

Reference number of documents assigned or released: N/A

Defendants: Skagit County

Plaintiffs: Bryce H. Doster & Rhonda R. Doster

Legal Description: (Full legal in document)

Tax Parcel Nos. 4101-072-014-0003
4101-073-014-0001
4101-073-014-0100

2004 DEC 22 PM 1:28

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

BRYCE H. DOSTER and RHONDA R.) Case No. 04-2-01706-1
DOSTER, husband and wife,)
Plaintiffs,) Stipulation and Judgment
vs.) Quietening Title
SKAGIT COUNTY, a municipal)
corporation,)
Defendant.)

Stipulation

COMES NOW the parties hereto, the Plaintiffs appearing by and through their attorney, Mervyn C. Thompson, and the Defendant, Skagit County, appearing by and through the office of the Skagit County Prosecuting Attorney, the Plaintiffs having filed a complaint to quiet title and the Defendant having advised the Court that Plaintiffs' claim for relief and judgment is well founded in fact and in law, and that the Defendant, Skagit County, does not have any affirmative or other defenses to said claim for relief and judgment

Stipulation and Judgment

Quietening Title - 1



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Skagit County Auditor

12/22/2004 Page 2 of 7 1:57PM

Mount Vernon, Washington 98273
(360) 419-3186

ORIGINAL

1 NOW THEREFORE the parties hereto do hereby stipulate and
2 agree as follows:

3 That Plaintiffs may take judgment against the Defendant,
4 Skagit County, quieting, establishing and confirming in
5 Plaintiffs title to that certain property described in
6 Plaintiffs' complaint.

7
8 Dated: December 21, 2004

9 

10 Mervyn C. Thompson WSBA# 26991
11 Attorney for Plaintiffs

12 

13 Skagit County Prosecuting
14 Attorney, WSBA# 10709
15 Attorney for Defendant

16 Judgment and Decree

17 THIS MATTER having come on regularly before the undersigned
18 Judge of the above-entitled Court, and the Plaintiffs appearing
19 by and through their attorney, Mervyn C. Thompson, and the
20 Defendant, Skagit County, appearing by and through the office of
21 the Skagit County Prosecuting Attorney, and Plaintiffs and
22 Defendant, having stipulated and agreed that title to the
23 property described in Plaintiffs' complaint should be quieted,
24 established and confirmed in the Plaintiffs, and the Court
25 having examined the files and records contained herein and being
fully advised,

Stipulation and Judgment

Quieting Title - 2



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1 NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED
2 that fee simple title in and to lands and premises in Skagit
3 County, Washington, described as follows:

4 Those portions of unopened Lexington Avenue, Fairview
5 Avenue, and the South ½ of 8th Street, as shown on the face
6 of the "Map of Fidalgo City", recorded in Volume 2 of
7 Plats, pages 113 and 114, records of Skagit County,
8 Washington, lying contiguous to the following described
9 parcel:

10 Lots 8 through 14, inclusive, Block 72, "MAP OF FIDALGO
11 CITY", as per plat recorded in Volume 2 of Plats, page 113
12 and 114, records of Skagit County, Washington;

13 TOGETHER WITH the vacated West half of the alley running
14 North and South through said Block;

15 TOGETHER WITH the vacated North 20 feet of 7th Street
16 adjoining said Lot 8 on the South;

17 TOGETHER WITH the vacated East 20 feet of Fairview Avenue
18 adjoining said Lots on the West;

19 AND TOGETHER WITH the vacated South 20 feet of 8th Street
20 adjoining said Lot 14 on the North;

21 ALSO, Lots 1 through 14, inclusive, Block 73, "MAP OF
22 FIDALGO CITY", as per plat recorded in Volume 2 of Plats,
23 pages 113 and 114, records of Skagit County, Washington;

24 TOGETHER WITH the vacated alley running North and South
25 through said Block;

TOGETHER WITH the vacated West 20 feet of Fairview Avenue
adjoining said Block on the East;

TOGETHER WITH the vacated North 20 feet of 7th Street
adjoining said Block on the South;


TOGETHER WITH the vacated East 20 feet of Lexington Avenue
adjoining said Block on the West;

AND TOGETHER WITH the vacated South 20 feet of 8th Street
adjoining said Block on the North.

EXCEPTING therefrom any portion thereof lying within

Stipulation and Judgment

Quieting Title - 3


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M 12/22/2004 Page 4 of 7 1:57PM
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1 Section 13, Township 34 North, Range 1 East, W.M.

2 ALL BEING SUBJECT TO AND TOGETHER WITH easements,
3 reservations, restrictions, covenants, liens, leases, court
4 causes and other instruments of record.

5 ALL Situated in Skagit County, Washington.

6 The Northerly limits of the above described parcel shall be
7 the centerline of 8th Street, the Southerly limits shall be
8 30-foot Northerly of and parallel with the centerline of 7th
9 Street. The Westerly limits shall be the West line of the
10 Southwest ¼ of Section 18, Township 34 north, Range 2 East,
11 and the Easterly limits shall be the centerline of the
12 alley in Block 72, "Map of Fidalgo City", together with the
13 Northerly extension thereof to the centerline of 8th Street
14 and the Southerly extension thereof to the North 30-feet of
15 7th Street.

16 be and the same is hereby quieted, established and confirmed in
17 the Plaintiffs.

18 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that by virtue
19 of the laws of 1889-1890, Chapter 19, subsection 32, the right
20 of ways which are the subject matter of this action were vacated
21 by operation of law at the conclusion of the five (5) year
22 statutory period and became the property of the adjoining owners
23 within the Plat of Fidalgo City, and

24 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the
25 Defendant, Skagit County, be and is hereby forever barred from
having or asserting any right, title, estate, lien or interest
in said lands and premises or any part thereof adverse to
Plaintiffs.

Stipulation and Judgment

Quieting Title - 4



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12/22/2004 Page 5 of 7 1:57PM

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1
2 Dated: This 22 of Dec, 2004.
3

4 Dee Noddy
5 Judge/Court Commissioner

6 Presented by:
7

8 Mervyn C. Thompson
9 Mervyn C. Thompson, WSBA #26991
10 Attorney for Plaintiffs

11 Copy received, approved for entry:
12

13 Paul
14 Skagit County Prosecuting Attorney,
15 WSBA# 10709
16 Attorney for Defendant
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12/22/2004 Page 6 of 7 1:57PM

Stipulation and Judgment

Quieting Title - 5

Mervyn C. Thompson
709 S. First Street
Mount Vernon, Washington 98273
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UNOFFICIAL DOCUMENT

State of Washington, } ss.
County of Skagit

I, Nancy K. Scott, 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 22nd day of Dec, 2004.

Nancy K. Scott, County Clerk.

By Theresa Collins
Deputy Clerk



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Skagit County Auditor