

Document Title:

Stipulation and Order Quietting Title

Reference Number:

Grantor(s):

☒ additional grantor names on page 2

1. Alan E. Henderson et al
- 2.

Grantee(s):

☐ additional grantee names on page

1. Lillian P. Avery, a single woman
- 2.

Abbreviated legal description:

☐ full legal on page(s) 3

Lot 4, SP 99-0031

Assessor Parcel / Tax ID Number:

☒ additional tax parcel number(s) on page 3

360419-0-013-0400/P118653

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FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2005 JAN 25 PM 1:24

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

LILLIAN P. AVERY, a single woman, and
LILLIAN P. AVERY, as personal
representative of the Estate of CLYDE H.
AVERY,

Plaintiff,

vs.

ALAN E. HOVENDEN and GERALDINE
HOVENDEN, individually and as a marital
community of them composed;
MICHAEL D. YEATES and VICTORIA S.
YEATES, individually and as a marital
community of them composed; JOHN DOE
JENSEN and AMY LOUISE JENSEN,
individually and as a marital community of
them composed; and JAMES COMPANY,
L.L.C., a Washington limited liability
company; NORTHWEST HEAVY
EQUIPMENT REPAIR, INC., a Washington
corporation; NATIONAL ASSOC. OF
CREDIT MANAGEMENT, a Washington
corporation; GARRISON ENGINEERING
CORPORATION, a Washington corporation;
and DALE A. BROWN and JANE DOE
BROWN, husband and wife, and as a marital
community of them composed,

Defendants.

Case No.: 03-2-01282-6
042-00904-1

STIPULATION AND ORDER QUIETING
TITLE



200502160070

Skagit County Auditor

2/16/2005 Page 2 of 9 12:20PM

STIPULATION AND ORDER
QUIETING TITLE - 1
Exhibit "A"

Skagit Law Group, PLLC
227 Freeway Drive, Suite B - P.O. Box 336
Mount Vernon, Washington 98273
Telephone: 360-336-1000
Facsimile: 360-336-6690

COMES NOW the Plaintiff, LILLIAN P. AVERY, a single woman, and LILLIAN P. AVERY, as personal representative of the Estate of CLYDE H. AVERY, by and through her attorney, CRAIG E. CAMMOCK; and the Defendants/Debtors, ALAN E. HOVENDEN and GERALDINE HOVENDEN, individually and as a marital community of them composed, by and through their attorney, C. THOMAS MOSER; and the Defendants, MICHAEL D. YEATES and VICTORIA S. YEATES, individually and as a marital community of them composed, AMY LOUISE JENSEN JONES, formerly known as AMY LOUISE JENSEN, a married woman, as her separate property, and JAMES COMPANY, LLC, a Washington limited liability company, by and through their attorney, C. THOMAS MOSER; and GARRISON ENGINEERING CORPORATION, a Washington corporation, appearing pro se by its President, CARLTON GARRISON, and hereby stipulate and agree as follows:

- A. The claims of the Plaintiff have been settled by agreement;
- B. That pursuant to said agreement, title to the real property legally described as

follows:

Lot 4, Short Plat No. 99-0031, approved November 19, 2001, recorded November 20, 2001, under Auditor's File No. 200111200077, and being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 36 North, Range 3 East, W.M., and a portion of Government Lots 1, 2, and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 36 North, Range 4 East, W.M.,

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, across and through Fox Hollow Lane, as shown on the face of said Short Plat and as contained in that certain Easement recorded November 21, 2000 under Auditor's File No. 200011210074 and as modified by instrument recorded December 2, 2002 under Auditor's File No. 200212020309.

Tax account/parcel number: 360419-0-013-0400/P118653

STIPULATION AND ORDER
QUIETING TITLE - 2
Exhibit "A"

Skagit Law Group, PLLC
227 Freeway Drive, Suite B - P.O. Box 336
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Facsimile: 360-336-6690



200502160070
Skagit County Auditor

1
2 Situate in the County of Skagit, State of Washington

3 should be quieted in LILLIAN P. AVERY, a single woman, in fee simple against the claim of
4 the defendants or any of them and against any matter of record filed after the recording of the Lis
5 Pendens in this matter, which Lis Pendens was recorded in the records of the Skagit County
6 Auditor, Skagit County, Washington, on September 10, 2003 under Auditor's File Number
7 200309100038;

8 C. That the defendants, and each of them, agree to be forever barred from having or
9 asserting any right, title, estate, lien or interest in or to the Property herein described adverse to
10 the Plaintiff; and

11 D. That this Stipulation and Order Quieting Title shall be recorded with the Auditor
12 of Skagit County, Washington.

13
14 Dated: November _____, 2004

Dated: _____, 2004

15
16 _____
17 CRAIG E. CAMMOCK, WSBA #24185
Attorney for Plaintiff

18
19 _____
C. THOMAS MOSER, WSBA #7287
Attorney for Defendants Hovenden,
Yeates, Jensen, and James Company, LLC

20
21 Dated: January 24, ²⁰⁰⁵~~2004~~

22 GARRISON ENGINEERING CORPORATION

23 By *Carlton Garrison*
CARLTON GARRISON
Its President



24 2/16/2005 Page 4 of 9 12:20PM

25
STIPULATION AND ORDER
QUIETING TITLE - 3
Exhibit "A"

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Facsimile: 360-336-6690

1
2 Situate in the County of Skagit, State of Washington

3 should be quieted in LILLIAN P. AVERY, a single woman, in fee simple against the claim of
4 the defendants or any of them and against any matter of record filed after the recording of the Lis
5 Pendens in this matter, which Lis Pendens was recorded in the records of the Skagit County
6 Auditor, Skagit County, Washington, on September 10, 2003 under Auditor's File Number
7 200309100038;

8 C. That the defendants, and each of them, agree to be forever barred from having or
9 asserting any right, title, estate, lien or interest in or to the Property herein described adverse to
10 the Plaintiff; and

11 D. That this Stipulation and Order Quieting Title shall be recorded with the Auditor
12 of Skagit County, Washington.

13
14 Dated: November 20, 2005

15
16 CRAIG E. CAMMOCK, WSBA #24185
17 Attorney for Plaintiff

18 Dated: 1-24-, 2005

19 C. THOMAS MOSER, WSBA #7287
20 Attorney for Defendants Hovenden,
21 Yeates, Jensen, and James Company, LLC

22 Dated: _____, 2005

23 GARRISON ENGINEERING CORPORATION

24 By _____
25 CARLTON GARRISON
Its President



2/16/2005 Page 5 of 9 12:20PM

STIPULATION AND ORDER
QUIETING TITLE - 3
Exhibit "A"

Skagit Law Group, PLLC
227 Freeway Drive, Suite B - P.O. Box 336
Mount Vernon, Washington 98273
Telephone: 360-336-1000
Facsimile: 360-336-6690

ORDER

Based upon the above stipulation, IT IS HEREBY ORDERED that:

1. Title to the real property legally described as follows:

Lot 4, Short Plat No. 99-0031, approved November 19, 2001, recorded November 20, 2001, under Auditor's File No. 200111200077, and being a portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 36 North, Range 3 East, W.M., and a portion of Government Lots 1, 2, and the Southeast ¼ of the Northwest ¼ of Section 19, Township 36 North, Range 4 East, W.M.,

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, across and through Fox Hollow Lane, as shown on the face of said Short Plat and as contained in that certain Easement recorded November 21, 2000 under Auditor's File No. 200011210074 and as modified by instrument recorded December 2, 2002 under Auditor's File No. 200212020309.

Tax account/parcel number: 360419-0-013-0400/P118653

Situate in the County of Skagit, State of Washington

is hereby quieted in LILLIAN P. AVERY, a single woman, in fee simple against the claim of the defendants or any of them and against any matter of record filed after the recording of the Lis Pendens in this matter, which Lis Pendens was recorded in the records of the Skagit County Auditor, Skagit County, Washington, on September 10, 2003 under Auditor's File Number 200309100038;

2. That the defendants, and each of them, are forever barred from having or asserting any right, title, estate, lien or interest in or to the Property herein described adverse to the Plaintiff;

3. That this Stipulation and Order Quieting Title shall be recorded with the Auditor of Skagit County, Washington.

STIPULATION AND ORDER
QUIETING TITLE
Exhibit "A"



200502160070
Skagit County Auditor

Skagit Law Group, PLLC
227 Freeway Drive, Suite B - P.O. Box 336
Mount Vernon, Washington 98273
Telephone: 360-336-1000
Facsimile: 360-336-6690

1
2 DATED: ~~December~~ ^{January} 25, 2004⁵

3
4
5 Dave Needy
6 JUDGE/COMMISSIONER

7 Presented by:

8
9 CRAIG E. CAMMOCK, WSBA #24185
10 Attorney for Plaintiff

11 Stipulated to and approval given this
12 _____ day of _____
13 2004; Notice of presentment waived.

14 C. THOMAS MOSER, WSBA #7287
15 Attorney for Defendants Hovenden, Yeates,
16 Jensen, and James Company, LLC

17
18 Stipulated to and approval given this
19 ^{24th} day of January,
20 2004; Notice of presentment waived.
21 ²⁰⁰⁵

22 GARRISON ENGINEERING CORPORATION

23 By Carlton Garrison
24 CARLTON GARRISON
25 Its President



200502160070
Skagit County Auditor

2/16/2005 Page 7 of 9 12:20PM

STIPULATION AND ORDER
QUIETING TITLE - 5
Exhibit "A"

Skagit Law Group, PLLC
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Mount Vernon, Washington 98273
Telephone: 360-336-1000
Facsimile: 360-336-6690

1
2 DATED: January _____, 2005.
3
4

5 _____
JUDGE/COMMISSIONER

6 Presented by:
7
8

9 CRAIG E. CAMMOCK, WSBA #24185
10 Attorney for Plaintiff

11 Stipulated to and approval given this
12 24 day of January,
13 2005; Notice of presentment waived.
14

15 C. THOMAS MOSER, WSBA #7287
16 Attorney for Defendants Hovenden, Yeates,
17 Jensen, and James Company, LLC

18 Stipulated to and approval given this
19 _____ day of _____,
20 2005; Notice of presentment waived.

21 GARRISON ENGINEERING CORPORATION

22
23 By _____
24 CARLTON GARRISON
25 Its President

STIPULATION AND ORDER
QUIETING TITLE -5
Exhibit "A"



200502160070
Skagit County Auditor

2/16/2005 Page 8 of 9 12:20PM

Skagit Law Group, PLLC
227 Freeway Drive, Suite B - P.O. Box 336
Mount Vernon, Washington 98273
Telephone: 360-336-1000
Facsimile: 360-336-6690

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 7 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 Feb, 2005.

By

Nancy K. Scott
Deputy Clerk



200502160070
Skagit County Auditor