



200505250028

Skagit County Auditor

5/25/2005 Page

1 of

5 9:04AM

Document Title:

Judgment to Quiet Title

Reference Number:

200503150120; 200505250027

Grantor(s):

additional grantor names on page 2

1. Zana Amelia Draper Nelson

2.

Grantee(s):

additional grantee names on page

1. Jerald A. Sanders

2. Joel P. Sanders

Abbreviated legal description:

full legal on page(s) 3

Lots 23, 24, 25 & 26, Block 171, Maps of Fidalgo City

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page

P 72320 / 4101-171-026-0009

2005 MAY 24 PM 2: 37

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SUPERIOR COURT OF THE STATE OF WASHINGTON, FOR SKAGIT COUNTY

JERALD A. SANDERS, a married man,)
as his separate property, and JOEL)
P. SANDERS, a married man, as his)
separate property,)

Plaintiffs,)

vs.)

ZANA AMELIA DRAPER NELSON, and)
JULIA C. DRAPER, and DELESTA)
DRAPER, and CARRELL DRAPER, and)
all persons or parties unknown)
claiming any right, title, estate,)
lien or interest in the real)
estate described in this action,)

Defendants.)

NO. 05-2-00487-1

**DEFAULT JUDGMENT
TO QUIET TITLE**

JUDGMENT AND DECREE

THIS MATTER having come regularly for hearing before the court this day, the Plaintiffs appearing through their attorneys, and it appearing that proper service by publication has been made upon all the Defendants, 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 are wholly in default, and 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 that a fee simple title in and to the real property in Skagit County, Washington, described as:



1 Lots 23, 24, 25 and 26, Block 171, "MAP OF FIDALGO CITY, SKAGIT
2 CO., WASHINGTON," as per plat recorded in Volume 2 of Plats,
page 113 and 114, records of Skagit County, Washington;

3 TOGETHER WITH that portion of the East ½ of Fairview Avenue
4 lying between the South property line of Lot 23 extended
Westerly and the center line of Third Street,

5 AND ALSO TOGETHER WITH that portion of the South ½ of Third
6 Street lying between the center line of Fairview Avenue and the
center line of the alley way located in Block 171,

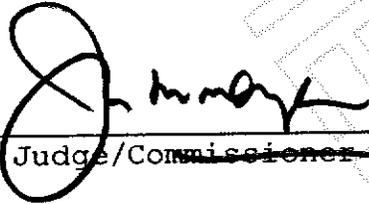
7 AND ALSO TOGETHER WITH that portion of the West ½ of the alley
8 way located in Block 171 lying between Third Street and the
South property line of Lot 23 extended Easterly.

9 Situate in the County of Skagit, State of Washington

10 should be and hereby is hereby quieted, established and confirmed in
11 JERALD A. SANDERS, a married man, as his separate property, and in
12 JOEL P. SANDERS, a married man, as his separate property,

13
14 AND IT IS FURTHER ORDERED, ADJUDGED AND DECREED that each and all of
15 the defendants, including the unknown heirs at law of Zana Amelia
16 Draper Nelson, Julia C. Draper, Delesta Draper, and Carrell Draper,
17 if any, and all other persons or parties unknown claiming any right,
18 title, estate, lien or interest in or to said real estate or any
19 portion thereof, and all persons claiming under the Defendants, or any
20 of them, subsequent to the filing of pendency of this action on 15
21 March 2005, should be and they hereby are forever barred from having
22 or asserting any right, title, estate, lien, or interest in the
Property, or any part thereof, adverse to the plaintiffs.

23 DONE this 24 day of May, 2005.

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26 
27 Judge/Commissioner



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Skagit County Auditor

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98221

1 Respectfully presented

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Alan R. Souders

4 Alan R. Souders, WSBA #26192
Attorney for Plaintiffs

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John P. Livingston

7 John P. Livingston, WSBA # 32297
Attorney for the Plaintiffs

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Skagit County Auditor

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**DEFAULT JUDGMENT AGAINST
ALL DEFENDANTS - 3**

Law Office of Alan R. Souders
913 Seventh Street
Post Office Box 1950
Anacortes, Washington 98221
360-299-3060

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 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 25 day of May 2005. Nancy K. Scott, County Clerk.

By Kearney J. Hotsen
Deputy Clerk



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Skagit County Auditor