

Filed for Record at the Request of:

Aaron M. Rasmussen, P.S.
Attorney at Law
1101 Eighth Street, Suite A
Anacortes, WA 98221
360-293-3018



200607130128

Skagit County Auditor

7/13/2006 Page 1 of 10 3:08PM

DOCUMENT TITLE: **Judgment and Decree Quieting Title (i.e., ORDER)**

REFERENCE NUMBER OR RELEASED DOCUMENT: **200505250072 (Lis Pendens)**

GRANTORS: **Bryce H. Doster and Rhonda R. Doster**, husband and wife, and other defendants as listed in the caption of Judgment/Decree.

GRANTEE: **Pamela S. Kolbe**

ABBREVIATED LEGAL DESCRIPTION:

Full legal of affected land contained at Pages 2-4 of Judgment and Decree Quieting Title. A portion of the following: MAP OF FIDALGO CITY, LOTS 1 THROUGH 14 INCLUSIVE, BLOCK 73; TOGETHER WITH THE VACATED ALLEY RUNNING NORTH AND SOUTH THROUGH SAID BLOCK; TOGETHER WITH THE VACATED WEST 20 FEET OF FAIRVIEW AVE ADJOINING SAID BLOCK ON THE EAST; TOGETHER WITH THE VACATED NORTH 20 FEET OF 7TH STREET ADJ SAID BLOCK ON THE SOUTH; TOGETHER WITH THE VACATED EAST 20 FEET OF LEXINGTON AVE ADJ SAID BLOCK ON THE WEST AND TOGETHER WITH THE VACATED SOUTH 20 FEET OF 8TH STREET ADJ SAID BLOCK ON THE NORTH. SURVEY RECORDED AF#200503170097.

ASSESSOR'S TAX/PARCEL ID:

As a result of this Superior Court judgment/decree, the affected land, formerly a portion of parcel number **4101-073-014-0001 / P73083** (owned by Grantors), , will be aggregated with neighboring parcel no. **340113-0-016-0006/P19330** (owned by Grantee).

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY WA
2006 JUL 13 PM 1:19

SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

PAMELA S. KOLBE,

* 3548
JUL 13 2006

Plaintiff,

v.

Amount Paid \$
Skagit Co. Treasurer
By Deputy

NO. 05-2-01002-1

BRYCE H. DOSTER and RHONDA R. DOSTER,
husband and wife; and all other persons or parties
unknown claiming any right, title, estate, lien, or
interest in the real estate described in the complaint
herein;

JUDGMENT AND
DECREE QUIETING
TITLE

Defendants.

This matter having come on for hearing this day, plaintiff appearing
through her attorney, and it appearing that personal service has been made upon
Defendants BRYCE H. DOSTER and RHONDA R. DOSTER, husband and
wife, and that service by publication was made upon the remaining defendants as
required by law; that the time for answering by or on behalf of each defendant

JUDGMENT AND DECREE QUIETING TITLE - 1

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2 has expired; that each and all defendants, except for BRYCE H. DOSTER and
3 RHONDA R. DOSTER, husband and wife, are wholly in default; that BRYCE
4 H. DOSTER and RHONDA R. DOSTER, husband and wife, have appeared in
5 this action but stipulate and consent to the entry of this Judgment and Decree;
6 and the court, having considered the evidence and having made and entered its
7 Findings of Fact and Conclusions of Law,
8

9
10 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND
11 DECREED that fee simple title in and to the following lands and premises,
12 located in Skagit County, Washington, is hereby quieted, established, and
13 confirmed in PAMELA S. KOLBE, as her separate property:
14

15 **Those portions of unopened Lexington Avenue and vacated 7th Street**
16 **lying Westerly and Southerly of Block 73, "Map of Fidalgo City,**
17 **Skagit Co., Washington" as per plat recorded in Volume 2 of Plats,**
18 **pages 113 and 114, records of Skagit County, Washington, being in**
19 **the Southwest 1/4 of Section 18, Township 34 North, Range 2 East,**
20 **W.M., and being more particularly described as follows:**

21 **Commencing at the Northwest corner of said Southwest 1/4 (West 1/4**
22 **corner) of Section 18, Township 34 North, Range 2 East, W.M.;**
23 **thence South 0°17'11" East along the West line of said Southwest 1/4**
24 **for a distance of 865.08 feet, more or less, to the center line of said 7th**
25 **Street (Matzdorf Street) as shown on said "Map of Fidalgo City,**
26 **Skagit Co., Washington";**
27 **thence North 0°17'11" West for a distance of 30.00 feet, more or less,**
28 **to the South line of the North 20.00 feet of said 7th Street as shown on**
said plat "Map of Fidalgo City, Skagit Co., Washington" (being the

JUDGMENT AND DECREE QUIETING TITLE - 2

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1 Southerly line of that portion of said 7th Street previously vacated)
2 and being the TRUE POINT OF BEGINNING;
3 thence North 89°45'05" East along said South line for a distance of
4 16.50 feet;
5 thence North 0°17'11" West for a distance of 39.00 feet;
6 thence South 89°45'05" West for a distance of 11.50 feet;
7 thence North 0°17'11" West for a distance of 6.00 feet;
8 thence South 89°45'05" West for a distance of 5.00 feet, more or less,
9 to said West line of said Southwest 1/4 at a point bearing North
0°17'11" West from the TRUE POINT OF BEGINNING;
10 thence South 0°17'11" East along said West line for a distance of
11 45.00 feet, more or less, to the TRUE POINT OF BEGINNING.

12 The foregoing description is based upon that certain Record of
13 Survey map recorded under Skagit County Auditor's File No.
14 200503170097.

15 The land herein described shall be aggregated with contiguous property to the
16 west (Parcel No. P19330), of which Plaintiff is currently the record owner, and
17 such aggregation is not for the purpose of creating an additional building lot.

18 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that a
19 perpetual easement for ingress, egress and utilities over, under and across the
20 following lands and premises, located in Skagit County, Washington, is hereby
21 established and confirmed in PAMELA S. KOLBE, as her separate property:

22 A portion of said vacated 7th Street being more particularly described
23 as follows:

24 BEGINNING at the Southeast corner of the above-described parcel;
25 thence North 0°17'11" East along the East line thereof for a distance

26 JUDGMENT AND DECREE QUIETING TITLE - 3

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2 of 25.00 feet;
3 thence North 89°45'05" East for a distance of 12.50 feet;
4 thence South 56°34'01" East for a distance of 45.08 feet, more or less,
5 to a point along the aforementioned South line of the North 20.00 feet
6 of
7 7th Street (Matzdorf Street) as shown on said "Map of Fidalgo City,
8 Skagit Co., Washington" at a point bearing North 89°45'05" East a
9 distance of 50.00 feet from the POINT OF BEGINNING;
10 thence South 89°45'05" West along said South line for a distance of
11 50.00 feet, to the POINT OF BEGINNING.

12
13 The foregoing description is based upon that certain Record of
14 Survey map recorded under Skagit County Auditor's File No.
15 200503170097.

16
17 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Skagit
18 County is shall perpetually have the right to maintain the above-described
19 easement area as a public road, and that the general public shall perpetually have
20 an easement for ingress, egress and utilities over, under and across said easement
21 area.

22
23 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that each
24 and all of the defendants, and any and all persons or parties unknown claiming
25 any right, title and interest in the above-described property, or any part thereof,
26 and all persons claiming under the defendants, or any of them, subsequent to the
27 filing of the notice of the pendency of this action on May 25, 2005, are hereby
28

JUDGMENT AND DECREE QUIETING TITLE - 4

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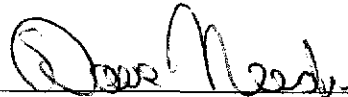


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1
2 forever barred from having or asserting any right, title, estate, lien or interest in
3 said property, or any part thereof, adverse to plaintiff.

4 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the
5 plaintiff is hereby forever barred from having or asserting any right, title, estate,
6 lien or interest in defendants' property described in attached Exhibit A except
7 that property described above.
8

9 DONE in open court this 13 day of July, 2006

10
11
12 

13 JUDGE/COMMISSIONER

14
15
16 Presented by:

17
18 

19 Aaron M. Rasmussen, WSBA #29496
20 Attorney for Plaintiff

21 Approved as to Form / Notice of
22 Presentation Waived:

23 

24 Mervyn C. Thompson, WSBA #26991
25 Attorney for Defendants

26
27 JUDGMENT AND DECREE QUIETING TITLE - 5

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1
2 The parties hereto give their consent to the entry of this JUDGMENT AND
3 DECREE QUIETING TITLE:

4 Pamela S. Kolbe
5 PAMELA S. KOLBE
6 Plaintiff

7
8 Bryce H. Doster
9 BRYCE H. DOSTER
10 Defendant

11 Rhonda R. Doster
12 RHONDA R. DOSTER
13 Defendant

14
15 **BOUNDARY ADJUSTMENT**
16 Reviewed and approved
17 in accordance with S.C.
18 Code Chapter 14.18
19 Aaron M. Rasmussen
20 **SKAGIT COUNTY**
21 **SKAGIT CO. PLANNING & PERMIT CNTR**
22 Date: 7/13/2006

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27 JUDGMENT AND DECREE QUIETING TITLE - 6

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EXHIBIT A

Those portions of unopened Lexington Avenue, Fairview Avenue, and the South 1/2 of 8th Street, as shown on the face of the "Map of Fidalgo City", recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, lying contiguous to the following described parcel:

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

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

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

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

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

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

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

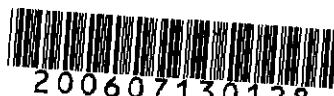
TOGETHER WITH the vacated West 20 feet of Fairview Avenue adjoining said Block on the East;

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;

JUDGMENT AND DECREE QUIETING TITLE - 7

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1
2 **AND TOGETHER WITH** the vacated South 20 feet of 8th Street
3 adjoining said Block on the North;

4 **EXCEPTING** therefrom any portion thereof lying within Section 13,
5 Township 34 North, Range 1 East, W.M.

6 **ALL BEING SUBJECT TO AND TOGETHER WITH** easements,
7 reservations, restrictions, covenants, liens, leases, court causes and
8 other instruments of record.

9 **ALL** situated in Skagit County, Washington.

10 The Northerly limits of the above described parcel shall be the
11 centerline of 8th Street, the Southerly limits shall be 30-foot Northerly
12 of and parallel with the centerline of 7th Street. The Westerly limits
13 shall be the West line of the Southwest 1/4 or Section 18, Township 34
14 North, Range 2 East, and the Easterly limits shall be the centerline of
15 the alley in Block 72, "Map of Fidalgo City", together with the
16 Northerly extension thereof to the centerline of 8th Street and the
17 Southerly extension thereof to the North 30-feet of 7th Street.

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27 **JUDGMENT AND DECREE QUIETING TITLE - 8**
28

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UNOFFICIAL DOCUMENT

State of Washington,
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 20th day of July 2006. Nancy K. Scott, County Clerk

By Rosemary Ales
Deputy Clerk



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