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AFTER RECORDING RETURN TO:

Bishop, White & Marshall, P.S.

Attn: David A. Weibel

720 Olive Way, #1301

Seattle, WA 98101-1801

Name of File and File No.

Stafstrom/230.050781.4

Document(s) Title(s):

Order Granting Plaintiff's Motion for Summary Judgment to Quiet Title

Reference Number(s) of Document assigned or released:

Plaintiffs:

Household Realty Corporation

Defendants:

Erica Stafstrom, a/k/a Erica Lynn Bozarth and John Doe Stafstrom; Theresa H. Whitworth, f/k/a Theresa H. Schroder and John Doe Whitworth

Abbreviated Legal Description:

Portions of the Government Lot 2 in Section 12 and in Government Lot 4 in Section 13, all in Township 35 North, Range 10 East, W.M., in Skagit County, Washington

Tax Parcel No.:

351012-0-025-0012 and 351013-0-036-0000

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& MARSHALL, P.S.

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SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2007 MAR 12 PM 2:57

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

HOUSEHOLD REALTY CORPORATION, a
Delaware Corporation,

Plaintiff,

v.

ERICA STAFSTROM, a/k/a ERICA LYNN
BOZARTH and JOHN DOE STAFSTROM,
Husband and wife; THERESA H.
WHITWORTH, f/k/a THERESA H.
SCHRODER and JOHN DOE WHITWORTH,
Husband and wife; and JOHN and JANE
DOES No. 1 through 10, all of whom may
have an interest in the real property described
in this Complaint,

Defendants.

CAUSE NO. 05-2-01388-8

ORDER GRANTING
PLAINTIFF'S MOTION FOR
SUMMARY JUDGMENT TO
QUIET TITLE

THIS MATTER, having come on before the Court upon the Plaintiff's Motion for
Summary Judgment.

The court having heard oral argument of defendant Stafstrom's counsel, David
Day; and having considered the records and files herein; and the following additional
pleadings and evidence:

1. Plaintiff's Household Realty Corporation's Motion for Summary
Judgment;
2. Declaration of Theresa Whitworth and exhibits thereto;

ORDER GRANTING PLAINTIFF'S MOTION FOR
SUMMARY JUDGMENT TO QUIET TITLE - I



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3. Declaration of David M. Zimmerman and exhibits thereto;
4. Declaration of David A. Weibel and exhibits thereto; and
5. Defendant's Response, if any.

For the reasons set forth above, It Is Hereby ORDERED, ADJUDGED AND
DECREED that:

1. Plaintiff Household Realty Corporation's Motion for Summary Judgment is GRANTED on the issue of Quiet Title.
2. Title to the following described real property situated in Skagit County, Washington:

THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 12
AND THAT PORTION OF GOVERNMENT LOT 4 OF
SECTION 13, ALL IN TOWNSHIP 35 NORTH, RANGE 10
EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF
GOVERNMENT LOT 4 OF SAID SECTION 13 WHICH LIES
SOUTH 89 DEGREES 58' 41" EAST, A DISTANCE OF 1606.23
FEET FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 17 DEGREES 03' 58" WEST, A DISTANCE
OF 18.08 FEET; THENCE SOUTH 15 DEGREES 15' 18" EAST,
A DISTANCE OF 13.77 FEET; THENCE SOUTH 44 DEGREES
29' 29" EAST, A DISTANCE OF 108.32 FEET TO THE NORTH
LINE OF HIGHWAY 20; THENCE NORTH 59 DEGREES 35'
22" EAST ALONG THE NORTH LINE OF HIGHWAY 20, A
DISTANCE OF 75.58 FEET TO THE POINT OF CURVATURE
OF A CURVE TO THE RIGHT HAVING A RADIUS OF
1830.00 FEET; THENCE NORTHEASTERLY ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF 1 DEGREE 43'
00" AND AN ARC DISTANCE OF 54.83 FEET; THENCE
NORTH 35 DEGREES 27' 54" WEST, A DISTANCE OF 36.37
FEET; THENCE NORTH 14 DEGREES 01' 43" WEST, A
DISTANCE OF 113.70 FEET; THENCE SOUTH 89 DEGREES
42' 13' WEST, A DISTANCE OF 85.30 FEET; THENCE
SOUTH 32 DEGREES 08' 14" WEST, A DISTANCE OF 85.94
FEET; THENCE SOUTH 17 DEGREES 03' 58" WEST, A
DISTANCE OF 25.30 FEET TO THE POINT OF BEGINNING
OF THIS DESCRIPTION.

ORDER GRANTING PLAINTIFF'S MOTION FOR
SUMMARY JUDGMENT TO QUIET TITLE - 2

BISHOP WHITE



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SITUATE IN SKAGIT COUNTY, WASHINGTON

is hereby quieted in the Plaintiff Household Realty Corporation, free and clear of any and all claims of ownership or any interest therein by Defendants Erica Stafstrom, a/k/a Erica Lynn Bozarth and John Doe Stafstrom, husband and wife, Theresa H. Whitworth, f/k/a Theresa H. Schroder and John Doe Whitworth and free and clear of any and all right, title, lien or claim of any and all parties who may acquire any right, title, interest, lien or claim to said Property, by, through or under the said defendants Stafstrom and Whitworth.

3. The court did not consider, nor rule on Plaintiff's motion for partial summary judgment on the question of liability for timber trespass under RCW 64.12.030, as the issue was stricken prior to hearing by Plaintiff's counsel.

SIGNED IN OPEN COURT this 12 day of March, 2007.

Dave Needy
Judge

Presented by:
BISHOP, WHITE & MARSHALL, P.S.

David A. Weibel
David A. Weibel, WSBA #24031
Attorney for Plaintiff Household Realty Corporation

APPROVED AS TO FORM AND CONTENT;
NOTICE OF PRESENTATION WAIVED:

David Day
David Day, WSBA # 8365
Attorney for Defendant Stafstrom

ORDER GRANTING PLAINTIFF'S MOTION FOR
SUMMARY JUDGMENT TO QUIET TITLE - 3



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4 Theresa Whitworth, Pro Se
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ORDER GRANTING PLAINTIFF'S MOTION FOR
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BISHOP WHITE & MARSHALL, P.S.
720 OLIVE WAY, SUITE 1301
SEATTLE, WASHINGTON 98101-1801
206/622-5306 FAX: 206/622-0354

OK

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 4
pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set
my hand and seal of said Court at my
office at Mount Vernon, WA, this 23rd day of March
2007. Nancy K. Scott, County Clerk

By _____



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