



200706060079

Skagit County Auditor

6/6/2007 Page

1 of

8 10:34AM

Return Address:
Zylstra Beeksma & Waller, P.L.L.C.
791 SE Barrington Drive
Oak Harbor, Washington 98277

Please print or type information

Document Title(s) (or transactions contained therein):

1. Certified copy of *Default Judgment Against Andres Rodriguez and Elia Rodriguez*
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:
(on page ____ of document(s))

Grantor(s) (Last name first, then first name and initials)

1. Rodriguez, Andres
2. Rodriguez, Elia
- 3.
- 4.
5. ☐ Additional names on page ____ of document.

Grantee(s) (Last name first, then first name and initials)

1. Rodriguez, Hilda
- 2.
- 3.
- 4.
5. ☐ Additional names on page ____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range):

Tract A, Burlington Short Plat 1-88

☒ Additional legal is on page 6 (Exhibit A) of document.

Assessor's Property Tax Parcel/Account Number 3867-000-050-0401

☒ Additional legal is on page 6 (Exhibit A) of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

2007 JUN -1 AM 10:04

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

In Re:) No. 06-2-02134-0
)
HILDA RODRIGUEZ,) DEFAULT JUDGMENT AGAINST
Plaintiff,) ANDRES RODRIGUEZ AND
vs.) ELIA RODRIGUEZ
)
ANDRES RODRIGUEZ and)
ELIA RODRIGUEZ, Husband and Wife,)
Defendants.)

THIS MATTER came before the Court on the Plaintiff's motion for entry of a default judgment against Andres Rodriguez and Elia Rodriguez, husband and wife.

A hearing was held on Plaintiff's motion on May 21, 2007. The Plaintiff appeared through her attorney of record, Michael M. Waller of Zylstra Beeksma & Waller, P.L.L.C. No appearance was made by the Defendants Andres Rodriguez and Elia Rodriguez.

The Court considered the pleadings filed in this action, the *Declaration* of Plaintiff's counsel, the proof of service on file and the following evidence:

DEFAULT JUDGMENT AGAINST ANDRES RODRIGUEZ
AND ELIA RODRIGUEZ
Page 1



200706060079
Skagit County Auditor

1. *Declaration of Hilda Rodriguez in Support of Motion for Default Judgment*

2. *Declaration of appraiser, Carl Munson, MAI*

3. *Declaration of realtor Jeff Ingman*

Based upon the records and files herein, the evidence presented, and argument of counsel, the Court makes the following *Findings of Fact*.

1. The Plaintiff and the Defendants each own an undivided one-half interest in real property located in Burlington, Skagit County, Washington, which is more particularly described on Exhibit A attached hereto and which is hereafter referred to as the "Restaurant Property".

2. The Plaintiff and the Defendants lease the Restaurant Property to the Plaintiff whereon the Plaintiff operates a restaurant business.

3. Lease payments are \$6,000 per month. The lease is dated December 1, 1998, between Hilda Rodriguez, Andres Rodriguez and Elia Rodriguez as landlords and Hilda Rodriguez as tenant.

4. The Restaurant Property is subject to a *Deed of Trust* in favor of Skagit State Bank securing obligations in the amount of \$325,938.43 as of May 21, 2007, plus interest, with monthly payments of \$6,400.

5. The rental payments of \$6,000 from the Plaintiff are paid directly to Skagit State Bank and applied to the underlying obligation. Plaintiff has paid the difference between rental payments (\$6,000) and the debt payments (\$6,400) of \$400 per



1 month from January 2006 through May 2007 without contribution from the
2 Defendants.
3

4 6. Plaintiff owes \$72,176.36, plus interest in the amount of \$15.08 per day from May
5 7, 2007, to the Defendants for Plaintiff's purchase of Defendants' interest in the
6 restaurant business. The obligation is secured by a *Deed of Trust* dated
7 December 1, 1998, with Hilda Rodriguez as Grantor, Andres Rodriguez and Elia
8 Rodriguez as Beneficiaries and Island Title Company as Trustee. The *Deed of*
9 *Trust* is recorded under Skagit County Auditor's Recording No. 9902180018.
10
11

12 7. A reasonable realtor commission for sale of the Restaurant Property would be six
13 percent (6%) of its fair market value or \$69,000. *5Kc*
14

15 8. Plaintiff's attorney's fees in connection with this matter are \$4,050. Plaintiff's
16 costs incurred are \$200 for the Skagit County Superior Court filing fee, \$45 for
17 service of process, and \$97.20 for title report fee for a total of \$342.20.
18

19 9. The Defendants have refused to cooperate with the Plaintiff in the joint
20 management of the Restaurant Property and have further refused to cooperate
21 with the Plaintiff in a manner to allow her to access her equity in the Restaurant
22 Property.
23

24
25 From the foregoing *Findings of Fact* the Court makes the following *Conclusions*
26 *of Law*:
27

28 1. By virtue of their joint ownership of the Restaurant Property, the Plaintiff and
29 Defendants are engaged in a partnership.
30
31



200706060079

Skagit County Auditor

6/6/2007 Page

4 of

8 10:34AM

1 2. The conduct of the Defendants makes it not reasonably practical for the Plaintiff
2 to carry on business with the Defendants and the partnership between the Plaintiff
3 and the Defendants should be dissolved and the assets and debts of the Plaintiff
4 and Defendants distributed in accord with their respective interests.
5

6
7 3. Plaintiff's attorney's fees and costs incurred herein are reasonable.
8

9 Based upon the above *Findings of Fact* and *Conclusions of Law*, judgment is
10 entered as follows:

11 1. Plaintiff shall pay to the Defendants the sum of \$ 405,686.⁷⁸ plus applicable
12 *SKC* interest as and for their entire interest in the Restaurant Property and the
13 partnership existing between the Plaintiff and Defendants.
14

15
16 2. The Plaintiff shall pay and be responsible for the obligation owed to Skagit State
17 Bank in the amount of \$325,938.43 as of May 21, 2007, plus applicable interest
18 which is secured by a *Deed of Trust* on the Restaurant Property and, as between
19 the Plaintiff and Defendants, the Defendants are relieved from any further
20 obligation thereon.
21

22
23 3. The Plaintiff shall pay to Andres and Elia Rodriguez the sum of \$72,538.28 in full
24 payment of the Plaintiff's obligation to the Defendants for purchase of Defendants'
25 interest in the restaurant business formerly known as El Cazador II.
26

27 4. Christon C. Skinner, Attorney at Law is appointed as a commissioner to convey
28 real estate pursuant to RCW 6.28 for the Defendants.
29
30
31



1 5. Upon payment by the Plaintiff of the sums prescribed in Sections 1 and 3 of this
2 judgment into the Registry of the Court, the commissioner appointed in Section
3
4 4 shall execute a *Deed* conveying the interest of the Defendants in the Restaurant
5 Property to the Plaintiff and shall execute a *Request for Full Reconveyance* of the
6 *Deed of Trust* described in Section 6 of the above Findings of Fact and cause the
7 said *Request for Full Reconveyance* to be delivered to the Trustee of said *Deed*
8 *of Trust*.

10 6. The commissioner appointed in Section 4 shall further assign the Defendants'
11 interest in the lease for the Restaurant Property described in Section 2 of the
12 above Findings of Fact to the Plaintiff.

14 7. Funds paid into the Registry of the Court pursuant to this *Order* shall be held by
15 the Clerk of this Court subject to proper application by the Defendants for funds
16 and order of this Court authorizing the funds to be distributed to the Defendants.

18
19 DONE IN OPEN COURT this 1 day of June, 2007.

21
22
23 Susan K Cook
24 JUDGE

25 Presented by:

26
27 Michael M Waller
28 MICHAEL M. WALLER, WSBA No. 6310
29 Of Zylstra Beeksma & Waller, P.L.L.C.
30 Attorney for Plaintiff
31

32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

Page 5

C:\Waller\RodriguezHC\012\Order[DefaultJudgment].Doc.001.wpd
File No. 06-0161



200706060079
Skagit County Auditor

6/6/2007 Page 6 of 8 10:34AM

EXHIBIT A

Tract A of Burlington Short Plat No. 1-88 in Volume 8 of
Short Plats, page 35, under Skagit County Auditor's File
No. 88005050064.

Situated in Skagit County, Washington.

End of Exhibit A



200706060079
Skagit County Auditor

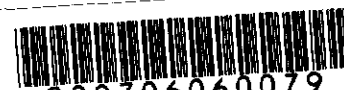
State of Washington } ss.
County of Skagit

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 14 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 1st day of June, 2007. Nancy K. Scott, County Clerk

By

Deputy Clerk



200706060079
Skagit County Auditor