



200806190116  
Skagit County Auditor

6/19/2008 Page 1 of 5 3:18PM

When recorded return to:

Craig Sjostrom  
411 Main Street  
Mount Vernon, Washington 98273

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## **JUDGMENT & DECREE QUIETING TITLE**

**07-2-01172-5**

**Grantor:** Kenneth G. Skinner

**Grantees:** (1) Gary R. Scott  
(2) Treasa M. Scott  
(3) Darrell W. Scott  
(4) Vicky L. Scott  
(5) Charles I. Wright  
(6) Patrick Leith

**Legal Description:** ptn NW ¼ SE ¼ 16-34-4

**Additional Legal Description Located on Page 2**

**Assessor's Property Tax Parcel or Account No.:** P24908; P24907

**Reference Nos of Documents Assigned or Released:** N/A

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA  
2008 JUN -3 PM 05:10

**IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY**

GARY R. SCOTT & TREASA M. SCOTT, h/w; DARRELL W. SCOTT & VICKY L. SCOTT, h/w; CHARLES L. WRIGHT, as his separate property; and PATRICK LEITH, as his separate property

Plaintiffs

vs.

KENNETH G. SKINNER, as his separate property if married;

Defendant

N<sup>o</sup> 07-2-01172-5

STIPULATION & DECREE QUIETING TITLE

ORIGINAL

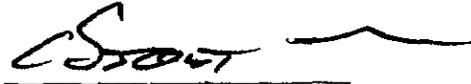
**I. Stipulation**

COME NOW THE PARTIES HEREIN, Plaintiffs by and through their attorney and Defendant *pro se*, and pursuant to Civil Rules 2A and 55, Stipulate as follows:

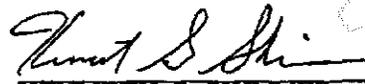
- 1.1 That they have reached an agreement as to the resolution of all of the issues present in this litigation, and that the Decree set forth below should be entered herein.
- 1.2 That there will be no appeal therefrom by any of the parties hereto, and that as a consequence findings of fact and conclusions of law should be waived.
- 1.3 That Defendant acknowledges that he is freely entering into this agreement, and that he either has consulted with his own counsel concerning the same or is voluntarily waiving his right to do so.

DATED: \_\_\_\_\_

DATED: 5-15-08



CRAIG SJOSTROM #21149  
Attorney for Plaintiffs



KENNETH G. SKINNER  
Defendant

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149  
411 Main St., Mt. Vernon, Wash. 98273  
(509) 848-2222

STIPULATED DECREE  
CAS.L.Officers\Scott, Darrell\boundary\pleadings\decree.wpd



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**II. Decree**

Based on the foregoing Stipulation, IT IS ORDERED, ADJUDGED AND DECREED  
AS FOLLOWS:

2.1 Title to the following described real property, located in Skagit County, Washington, shall be quieted in Plaintiffs free of the claims of Defendant or anyone claiming through or under Defendant:

The West 14.32 feet of the East 89.32 feet of the following described tract:

Beginning at a point 165 feet West and 25 feet South of the Northeast corner of the Northwest ¼ of the Southeast ¼ of Section 16, Township 34 North, Range 4 East, W.M., said point being the Northwest corner of a tract conveyed to School District No. 25 of Skagit County, Wash., by Deed recorded in Volume 86 of Deeds, page 48, records of Skagit County, Wash.;

thence West on a line parallel with and 25 feet South of the centerline of the said Section 16, a distance of 350 feet, more or less, to the Northeast corner of a tract conveyed to John Lewis Drum *et. ux.* by Deed recorded August 5<sup>th</sup>, 1953, under Auditor's File No. 491310, records of Skagit County, Wash.;

thence South 0° 32' West along the East line of the said Drum tract a distance of 143 feet;

thence South 89° 28' East a distance of 94.8 feet;

thence South 0° 32' West a distance of 91 feet;

thence South 89° 28' East a distance of 255.2 feet, more or less, to the West line of the said School District tract;

thence North 0° 32' East along the said West line to the point of beginning;

EXCEPT the right-of-way for College Way (SR-538) as established by unrecorded waiver dated March, 1909 as 30 feet;

AND EXCEPT the North 10 feet conveyed to the City of Mount Vernon for road purposes by Deed recorded January 23<sup>rd</sup>, 2003 under Auditor's File No. 200301230015, records of Skagit County, Wash.

2.2 Each party shall bear their own costs.

DATED: June 3, 2008

  
\_\_\_\_\_  
JUDGE/ COMMISSIONER

**CRAIG D. SJOSTROM**

Attorney at Law WSBA #21149  
411 Main St., Mt. Vernon, Wash. 98273  
(360) 848-0339 FAX (360) 336-3488

**STIPULATED DECREE**

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Page 2 c



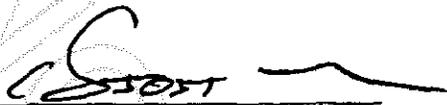
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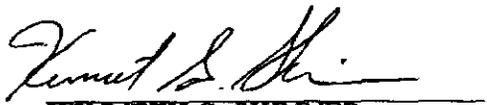
Skagit County Auditor

Presented by:

Approved for entry, notice of presentation waived:

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CRAIG SJOSTROM #21149  
Attorney for Plaintiffs

  
KENNETH G. SKINNER  
Defendant

STIPULATED DECREE  
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Skagit County Auditor

UNOFFICIAL DOCUMENT

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 2 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 19th day of June 2008. Nancy K. Scott, County Clerk

By \_\_\_\_\_  
Deputy Clerk



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