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Skagit County Auditor

8/26/2008 Page 1 of 5 11:53AM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Judgment & Decree of Foreclosure
07-2-00-350-1

Grantors: Peter Criscuolo

Grantee: Cascade River Community Club

Legal Description: Lot 18, Cascade River Park Div. 1

Additional Legal Descriptions Located on Page 3

Assessor's Property Tax Parcel or Account No.: P63565

Reference Nos of Documents Assigned or Released: N/A

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2008 AUG 15 PM 1:17

ORIGINAL

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CASCADE RIVER COMMUNITY
CLUB, Inc., a Washington nonprofit
corporation

Plaintiff

vs.

DOUGLAS COWELL, as his separate
property if married; PETER W.
CRISCUOLO, as his separate property if
married; CASCADE RIVER
DEVELOPMENT CO., a Washington
corporation; CONNIE PRIANO, as her
separate property if married; MICHAEL
SWANSON, as his separate property if
married; CHRISTOPHER EUGENE
SWANSON, as his separate property if
married; RICHARD SWANSON, as his
separate property if married; MARTIN E.
SWANSON, Jr., as his separate property
if married; JANESE SWANSON, as her
separate property if married; DIANA
JEAN SWANSON, as her separate
property if married; and JEANIE
SWANSON, as her separate property if
married

Defendants

Nº 07-2-00350-1

DEFAULT JUDGMENT & DECREE
OF FORECLOSURE AGAINST
DEFENDANT CRISCUOLO

I. JUDGMENT SUMMARY

Judgment Creditor:	Cascade River Community Club
Judgment Debtor:	Peter Criscuolo
Principal Judgment Amount:	\$4,176.40
Interest to Date of Judgment:	\$ 0.00
Taxable Costs:	\$120.00
Attorney's Fees:	\$525.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A

DEFAULT JUDGMENT
& DECREE OF FORECLOSURE
(CRISCUOLO)

C:\S.L.O\HOA\nactive\Cascade River Park\Cowell, et al\readings\Criscuolo judgment 07-2-00350-1

ORIGINAL

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149
411 Main St., Mt. Vernon, Wash 98273



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II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against defendant; now, therefore, judgment is hereby entered against defendant Peter Criscuolo, and in favor of plaintiff, as follows:

- 2.1 Judgment shall be entered in favor of plaintiff and against defendant in the principal amount of \$4,176.40.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$120.00, and a reasonable attorney's fee of \$525.
- 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

III. DECREE OF FORECLOSURE

- 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property, superior to any right, title, claim, lien or interest on the part of the Defendant or persons claiming by, through or under the Defendant:

Lot 18, "Cascade River Park Div. No. 1", as per plat recorded in Volume 8 of Plats, pages 55-59 inclusive, records of Skagit County, Washington.
(P63565)

- 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in one or more parcels in accordance with and in the manner provided by law.
- 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale be applied first toward the payment of the costs of said sale and then towards the payment of Plaintiff's judgment.
- 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant, in the event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus the costs of sale.
- 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and of every person claiming by, through or under the Defendant, in or to said property, including the right of possession thereof from and after said sale, be forever barred and foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the premises as allowed by law, subject only to such statutory rights of redemption as the Defendant may have by law.
- 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the Sheriff of Skagit County, Washington, to deliver possession of said premises to the Plaintiff.

DONE IN CHAMBERS on 8-14, 2008.

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE
(CRISCUOLO)

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CRAIG D. SJOSTROM
Attorney at Law WSBA #21149



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JUDGE/ COMMISSIONER

Presented by:


CRAIG SJOSTROM #21149
Attorney for Plaintiff

DEFAULT JUDGMENT
& DECREE OF FORECLOSURE
(CRISCUOLO)

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(360)-848-0339 FAX (360) 336-3488



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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 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 21 day of Aug, 2008. Nancy K. Scott, County Clerk

By [Signature]
Deputy Clerk



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