



200808260080

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:

- (1) Michael Swanson
- (2) Christopher E. Swanson
- (3) Richard Swanson
- (4) Martin E. Swanson
- (5) Janese Swanson
- (6) Diana J. Swanson
- (7) Jeanie Swanson

Grantee: Cascade River Community Club

Legal Description: Lot 67, Cascade River Park Div. 3

Additional Legal Descriptions Located on Page 3

Assessor's Property Tax Parcel or Account No.: P63940

Reference Nos of Documents Assigned or Released: N/A

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2008 AUG 15 PM 1:15

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
DEFENDANTS SWANSON

I. JUDGMENT SUMMARY

Judgment Creditor:	Cascade River Community Club
Judgment Debtor:	Michael Swanson; Christopher E. Swanson; Richard Swanson; Martin E. Swanson, Jr.; Janese Swanson; Diana Swanson; Jeanie Swanson
Principal Judgment Amount:	\$23,664.60
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$513.11
Attorney's Fees:	\$1,025.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149

DEFAULT JUDGMENT
& DECREE OF FORECLOSURE
(SWANSON)

C:\S.LOHAN\Archive\Cascade River Park\Cowell, et al\pleadings\Swanson judgment.v.18

CRAIG D. SJOSTROM

Attorney at Law WSBA #21149

A 411 Main St Mt Vernon Wash 98272

ORIGIN

Page 1 of 3



200808260080

Skagit County Auditor

Attorney for Judgment Debtor: N/A

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 defendants Michael Swanson; Christopher E. Swanson; Richard Swanson; Martin E. Swanson, Jr.; Janese Swanson; Diana Swanson; and Jeanie Swanson, and in favor of plaintiff, as follows:

- 2.1 Judgment shall be entered in favor of plaintiff and against defendants in the principal amount of \$23,664.60.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$513.11, and a reasonable attorney's fee of \$1,025.
- 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 Defendants or persons claiming by, through or under the Defendants:

Lot 67, "Cascade River Park Div. No. 3", as per plat recorded in Volume 9 of Plats, pages 22-24 inclusive, records of Skagit County, Washington.
(P63931)

- 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 That Plaintiff have and retain deficiency judgments against Defendants, in the event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgments, plus the costs of sale.
- 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and of every person claiming by, through or under the Defendants, 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 Defendants 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

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE
(SWANSON)

C:\S.L\OHQA\elective\Cascade River Park\Cowell, et al\pleadings\Swanson judgment.doc Page 2 of 3

CRAIG D. SJOSTROM



200808260080
Skagit County Auditor

1 Sheriff of Skagit County, Washington, to deliver possession of said premises to the
2 Plaintiff.

3 DONE IN CHAMBERS on 8-14, 2008.
4

5
6 Dave Noody
JUDGE/ COMMISSIONER

7 Presented by:

8
9 Craig Sjostrum
10 CRAIG SJOSTROM #21149
Attorney for Plaintiff
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

30 **DEFAULT JUDGMENT
& DECREE OF FORECLOSURE
(SWANSON)**

C:\S.LOWHOA\Wacovia\Cascade River Park\Cowell, et al\pleadings\Swanson Judgment.doc

Page 3 of 3

CRAIG D. SJOSTROM
Attorney at Law



200808260080

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, the 20 day of August, 2008.

Nancy K. Scott, County Clerk

By [Signature]
Deputy Clerk



200808260080
Skagit County Auditor