



200901150050

Skagit County Auditor

1/15/2009 Page 1 of 4 1:18PM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Judgment & Decree of Foreclosure
08-2-00855-2

Grantors: Kenneth M. Koster & Jane Doe Koster

Grantee: Cape Horn Maintenance Co.

Legal Description: Lots 4 & 5, Block B, Div. 1, Cape Horn on the Skagit

Additional Legal Descriptions Located on Page 3

Assessor's Property Tax Parcel or Account No.: P63902; P63903

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY, WASH
FILED
JAN 13 2009

NANCY K. SCOTT, CO. CLERK
Deputy

ORIGINAL

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CAPE HORN MAINTENANCE Co., a
Washington nonprofit corporation

Plaintiff

vs.

JEANNIE M. PALMER & JOHN DOE
PALMER, h/w; DALE ALVIN PARKER
& JANE DOE PARKER, h/w;
DOUGLAS SITTON & JANE DOE
SITTON, h/w; KENNETH KOSTER &
JANE DOE KOSTER, h/w

Defendants

N^o 08-2-00855-2

DEFAULT JUDGMENT & DECREE
OF FORECLOSURE AGAINST
DEFENDANTS KOSTER

I. JUDGMENT SUMMARY

Judgment Creditor:	Cape Horn Maint. Co.
Judgment Debtor:	Kenneth Koster & Jane Koster
Principal Judgment Amount:	\$11,118.74
Interest to Date of Judgment:	\$640.50
Taxable Costs:	\$148.34
Attorney's Fees:	\$675.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
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 Defendants; now, therefore, judgment is hereby entered against Defendants Kenneth Koster & Jane Doe Koster, 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 \$11,118.74, plus prejudgment interest from July 21st 2008 through January 12th, 2009 at the rate of 12% per annum, in the amount of \$640.50, for a total judgment of \$11,759.24.

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE
(KOSTER)

C:\S\LOHOA\active\Cape Horn\pleadings\Palmer\Koster judgment.wpd

ORIGINAL

Page 1 of 2

CRAIG D. SJOSTROM

Attorney at Law WSB# 21149
411 Main St., Mt. Vernon, Wash. 98273
(360) 842-2222



200901150050
Skagit County Auditor

1 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$148.34, and a
2 reasonable attorney's fee of \$675.

3 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.
4

5 **III. DECREE OF FORECLOSURE**

6 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,
7 superior to any right, title, claim, lien or interest on the part of the Defendants or persons
8 claiming by, through or under the Defendants:

9 Lots 4 & 5, Block B, Division 1, "Cape Horn on the Skagit, Skagit County, Washington"
10 as per the plat recorded in Volume 8 of Plats, pages 92-97 inclusive, records of Skagit
11 County, Washington.
12 (P63902; P63903)

13 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in
14 one or more parcels in accordance with and in the manner provided by law.

15 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale
16 be applied first toward the payment of the costs of said sale and then towards the payment
17 of Plaintiff's judgment.

18 3.4 Plaintiff shall have and retain a deficiency judgment against Defendants, in the event that
19 the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgments, plus the costs
20 of sale.

21 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and
22 of every person claiming by, through or under the Defendants, in or to said property,
23 including the right of possession thereof from and after said sale, be forever barred and
24 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the
25 premises as allowed by law, subject only to such statutory rights of redemption as the
26 Defendants may have by law.

27 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not
28 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the
29 Sheriff of Skagit County, Washington, to deliver possession of said premises to the
30 Plaintiff.

31 DONE IN CHAMBERS on 1-13, 2009.

32 
33 JUDGE/COMMISSIONER

34 Presented by:

35 
36 CRAIG SJOSTROM #21149
37 Attorney for Plaintiff

38 **DEFAULT JUDGMENT**
39 **& DECREE OF FORECLOSURE**
40 **(KOSTER)**

CAS.LOHOA\\active\\Cape Horn\\pleadings\\Palmer\\Koster judgment.wpd

Page 2 of 2

CRAIG D. SJOSTROM

Attorney at Law W.S.B.A. #21149
411 Main St., Mt. Vernon, Wash. 98273
(360) 848-0339 FAX (360) 336-1488



200901150050
Skagit County Auditor

UNOFFICIAL

State of Washington
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, do hereby certify that the foregoing is a
true and correct copy of the original of the
pages, now on file.

IN TESTIMONY WHEREOF, I have hereunto set
my hand and placed the seal of said County and State
office at Mount Vernon, Washington, this 15th day of
20 09 Nancy K. Scott

By

[Signature]



200901150050
Skagit County Auditor