



200902240087

Skagit County Auditor

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When recorded return to:

Craig Sjostrom  
411 Main Street  
Mount Vernon, Washington 98273

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

**Grantors:** Kenneth Koster & Jane Doe Koster, h/w

**Grantee:** Cape Horn Maintenance Co.

**Legal Description:** Lots 4 & 5, Block B, Div. I, Cape Horn

**Additional Legal Description Located on Page 3**

**Assessor's Property Tax Parcel or Account No.:** P62902; P62903

**Reference Nos of Documents Assigned or Released:** 200901150050

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2009 FEB 24 PM 1:24

CERTIFIED COPY

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

Nº 08-2-00855-2

AMENDED 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:	\$797.88
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 21<sup>st</sup> 2008 through February 24<sup>th</sup>, 2009 at the rate of 12% per annum, in the amount of \$797.88, for a total judgment of \$11,916.62.

AMENDED JUDGMENT &  
DECREE OF FORECLOSURE  
(KOSTER)

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CRAIG D. SJOSTROM



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

Lots 4 & 5, Block B, Division 1, "Cape Horn on the Skagit, Skagit County, Washington" as per the plat recorded in Volume 8 of Plats, pages 92-97 inclusive, records of Skagit County, Washington.  
(P62902; P62903)

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

DONE IN OPEN COURT on 2/24, 2009.

  
JUDGE/ COMMISSIONER

Presented by:

  
CRAIG SJOSTROM #21149  
Attorney for Plaintiff

AMENDED JUDGMENT  
& DECREE OF FORECLOSURE  
(KOSTER)

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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 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 24 day of Feb, 2009.

Nancy K. Scott, County Clerk

By Janette Johnson  
Deputy Clerk



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