



200904090060

Skagit County Auditor

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7 10:31AM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Judgment & Decree Quieting Title

Grantor: Thelma Palmer

Grantees: Kurt K. Petrich & Cynthia S. Petrich h/w

Legal Description: ptn NE $\frac{1}{4}$ SW $\frac{1}{4}$ 12-34-1

Additional Legal Descriptions Located on Pages 3-5

Assessor's Property Tax Parcel or Account Nos.: P19250; P19251; P19252; P19253;

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2009 APR -7 PM 1:33

ORIGINAL

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

THELMA PALMER, a married woman,
dealing in her separate property,

Plaintiff,

vs

MARY HODGSON ROSE, a single
woman, and KURT K. and CYNTHIA
S. PETRICH, a marital community,

Defendants.

No. 06-2-01242-1

STIPULATED JUDGMENT
AND DECREE QUIETING
TITLE FOR ADVERSE
POSSESSION CLAIM BY
PLAINTIFF AGAINST
DEFENDANTS PETRICH

THIS MATTER having come on for hearing before the undersigned Judge, and the plaintiff appearing through her attorney Jacob Cohen, and the defendants Petrich appearing through their attorney Craig Sjostrom, and the Court being advised that the defendants Petrich do hereby stipulate that the plaintiff has acquired the real property described herein by adverse possession from the defendants Petrich and that both parties request the Court to enter this Judgment and Decree Quieting Title to the real property described herein, now therefore,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

1. Thelma Lois Palmer-Lumina and Luke Anthony Paul Lumina, as Trustees of the Thelma Palmer Living Trust dated September 6, 2005 are hereby adjudged to be the owners of the fee simple title in and to the land and premises in Skagit County, Washington described in Exhibit C attached hereto, and the same is hereby quieted, established and confirmed in Thelma Lois Palmer-Lumina and Luke Anthony Paul

STIPULATED JUDGMENT AND
DECREE QUIETING TITLE - I

COHEN, MANNI, THEUNE & MANNI LLP
Attorneys at Law

ORIGINAL



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1 Lumina, Trustees of the Thelma Palmer Living Trust dated September 6, 2005 subject to
2 the following: "An easement for ingress and egress over the as-built road, driveways and
3 the area adjacent to the 'gate' as depicted on the survey recorded under Skagit County
4 Auditor's File No. 200307310093, located in the easterly portion of the parcels described
5 in Exhibits A and C. Said easement being for the benefit of the real property owned by
6 defendants Petrich described herein as Exhibit B."

7 2. The defendants Kurt K. Petrich and Cynthia S. Petrich, husband and wife,
8 are hereby forever barred from having or asserting any right, title, estate, lien or interest in
9 said lands and premises described in Exhibit C attached hereto or any part thereof, adverse
10 to the plaintiff.

11 3. The plaintiff's complaint against the defendants Petrich is hereby dismissed
12 with prejudice and as between the plaintiff and the defendants Petrich, neither party is
13 awarded their attorney's fees nor costs herein.

14 DONE IN OPEN COURT this 7 day of April, 2009.

15 
JUDGE

16 Presented by:

17 
18 JACOB COHEN, WSBA # 5070
19 Attorney for Plaintiff

20 Approved for entry; notice of presentation
21 waived:

22 
23 CRAIG SJOSTROM, WSBA #
24 Attorney for Defendants Petrich

STIPULATED JUDGMENT AND
DECREE QUIETING TITLE - 2



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COHEN, MANNI, THEUNE & MANNI LLP
Attorneys at Law
Post Office Box 889
Oak Harbor, WA 98277
Phone: 360.675.9088, Fax: 360.679.6599

EXHIBIT 'A'

PARCEL A:

That portion of the Northeast Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning 566 feet West and 466 feet South of the center of said Section 12;
Thence South 460 feet;
Thence East 100 feet;
Thence North to a point East of the point of beginning;
Thence West to the point of beginning;

EXCEPT County road rights of way.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Northeast Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point 566 feet West and 466 feet South of the center Quarter corner of Section 12, Township 34 North, Range 1 East of the Willamette Meridian;
Thence North 00°52'00" West parallel with the East line of the Southwest Quarter of said Section 12, a distance of 24 feet, more or less, to an East-West fence shown on that certain survey filed under Auditor's File No. 200307310093, records of Skagit County, Washington;
Thence Westerly along said fence, a distance of 20 feet, more or less, to an intersection with a North-South fence shown on said survey;
Thence Southerly along said North-South fence, a distance of 456 feet, more or less, to the North right of way line of the Campbell Lake Road;
Thence North 00°52'00" West, a distance of 430.30 feet, more or less, to the point of beginning of this description.

Situated in Skagit County, Washington



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EXHIBIT 'B'

PARCEL A:

That portion of the Northeast Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 1 East of the Willamette Meridian, lying Northerly of county road, described as follows:

Beginning at a point on the East line of the Southwest Quarter of said Section 12, a distance of 466 feet South of the Northeast corner thereof;
thence West 466 feet to the Northeast corner of that certain tract previously conveyed to Thelma L. Palmer, by deed recorded under Auditor's File No. 757220, records of Skagit County, Washington;
thence South along the East line of said Palmer Tract and Southerly projection thereof for 467.4 feet;
thence East 466 feet to the East line of said Section 12;
thence North 467.4 feet to the point of beginning;

PARCEL B:

That portion of the Northeast Quarter of the Southwest Quarter of Section 12, Township 34 North, Range 1 East of the Willamette Meridian, lying Northerly of county road, described as follows:

Beginning at a point on the East line of the Southwest corner of said Section 12, a distance of 933.4 feet South of the Northeast corner thereof;
thence South along said East line 100 feet;
thence West at right angles to said East line 233.7 feet;
thence North 23°30' West 257 feet, more or less, to the Southwest corner of the above described Parcel A;
thence East along the South line of said Parcel A 466 feet, to the point of beginning;

EXCEPT from the above described premises that portion thereof conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 537719, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXCEPTING from the above described Parcels A and B all of the real property described in Exhibit 'C' attached hereto.



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EXHIBIT 'C'

Beginning at a point 466 feet west and 466 feet south of the center quarter corner of Section 12, Township 34 North, Range 1 East, W.M.; thence S 87°13'21" E parallel with the north line of the southwest quarter of said Section 12, a distance of 1.5 feet, more or less, to the fence shown on that certain survey filed under Auditor's File No. 200307310093; thence southerly along said fence, a distance of 110 feet, more or less, to an existing driveway; thence continuing southerly across said driveway, a distance of 28 feet, more or less to the end of a north-south fence; thence southerly along the fence last mentioned, a distance of 174 feet, more or less, to a fence corner at an existing driveway; thence continuing southerly across the driveway last mentioned, a distance of 50 feet, more or less, to end of a north-south fence; thence continuing southerly along the fence last mentioned, a distance of 100 feet, more or less to the north right of way line of the Campbell Lake Road; thence westerly along said right of way line, a distance of 9.7 feet, more or less to a point on said right of way line that lies S 00°52'00" E of the point of beginning of this description; thence N 00°52'00" W, a distance of 455.88 feet to the point of beginning of this description.

Containing 2,560 square feet, more or less.

Situated in Skagit County, Washington.



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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, not including the cover sheet.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said County at my office at Mount Vernon, Washington, this 14th day of April, 2009. Nancy K. Scott, County Clerk.

By [Signature]
County Clerk



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