



201007270046
Skagit County Auditor

7/27/2010 Page 1 of 4 11:52AM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Grantor: Mandy Bates

Grantee: Shangri-La Community Club

Legal Description: SHANGRI-LA, DIV. 1, LOTS 58 & 59

Additional Legal Description Located Below

Assessor's Property Tax Parcel or Account No.: P69052; P69053

Reference Nos of Documents Assigned or Released: N/A

Conveyance: Judgment

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2010 JUL 26 PM 2:16

ORIGINAL

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

SHANGRI-LA COMMUNITY CLUB,
Inc., a Washington nonprofit corporation

Plaintiff

vs.

MANDY L. BATES

Defendant

Nº 09-2-02465-3

JUDGMENT & DECREE
OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor:	Shangri-la Community Club
Judgment Debtor:	Mandy L. Bates
Principal Judgment Amount:	\$ 1515.96
Interest to Date of Judgment:	\$ 136.12
Taxable Costs:	\$ 280
Attorney's Fees:	\$ 1311.50
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A

II. JUDGMENT

THIS MATTER having come on regularly for hearing, on Plaintiff's motion for summary judgment; an Order Granting Summary Judgment having been entered contemporaneously herewith; now, therefore, judgment is hereby entered against defendant, 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 \$ 1515.96, plus prejudgment interest of \$ 136.12.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$ 280, and a reasonable attorney's fee of \$ 1311.50.
- 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

ORIGINAL

CRAIG D. SJOSTROM
Attorney at Law WSBA #21149



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2 **III. DECREE OF FORECLOSURE**

3 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,
4 superior to any right, title, claim, lien or interest on the part of the Defendant or persons
claiming by, through or under the Defendant:

5 Lots 58 and 59, "Shangri-La on the Skagit", as per plat recorded in Volume 9 of Plats,
6 pages 52 and 53, records of Skagit County, Washington.
(P69052 & P69053)

7 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in
8 one or more parcels in accordance with and in the manner provided by law.

9 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale
10 be applied first toward the payment of the costs of said sale and then towards the payment
of Plaintiff's judgment.

11 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
12 of sale.

13 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,
14 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
15 premises as allowed by law, subject only to such statutory rights of redemption as the
Defendant may have by law.

16 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not
17 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
18 Plaintiff.

19 DONE IN OPEN COURT on 26 of July, 2010.

20
21 Susan K Cool
22 JUDGE/ COMMISSIONER

23
24 Presented by:

Copy Received:

25
26 Craig Sjostrom
27 CRAIG SJOSTROM #21149
Attorney for Plaintiff

Defendant



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30 7/27/2010 Page 3 of 4 11:52AM

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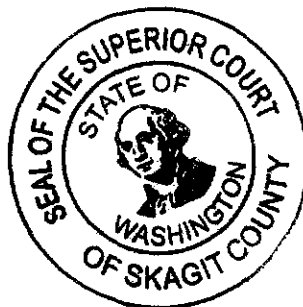
sjostrom@fidalgo.net



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7/27/2010 Page 4 of 4 11:52AM



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 27th day of July, 2010. Nancy K. Scott, County Clerk.

By [Signature]
Deputy Clerk