



201106060082
Skagit County Auditor

6/8/2011 Page 1 of 4 1:43PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

JUDGMENT

Grantor: 2100 Group LLC

Grantee: Terri R. Allen.

Legal Description: Lots 6-8, Block 1, Fidalgo Add'n to Anacortes (Additional Description on page 3)

Assessor's Property Tax Parcel or Account No.: P57181

Reference Nos of Documents Assigned or Released: 200708200153

2011 JUN -3 AM 10: 24

ORIGINAL

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

TERRI R. ALLEN

Plaintiff

vs.

2100 GROUP LLC, a Washington limited liability company

Defendant

N^o 11-2-00674-6

DEFAULT JUDGMENT
& DECREE OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor:	Terri R. Allen
Judgment Debtor:	2100 Group LLC
Principal Judgment Amount:	\$100,115.69
Interest to Date of Judgment:	\$9,412.26
Taxable Costs:	\$969.20
Attorney's Fees:	\$1,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A

II. JUDGMENT

THIS MATTER having come on ex parte, an Order finding Defendant to be in default having been entered previously; the Court having reviewed the records and files herein and considered the arguments presented, and deeming itself fully advised; now, therefore, judgment is hereby entered against defendants, 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 \$100,115.69, plus prejudgment interest of \$9,412.26, for a total judgment of \$109,527.95.
- 2.2 Plaintiff shall further be awarded her taxable costs in the amount of \$969.20, and a reasonable attorney's fee as prayed for of \$1,500.00.

ORIGINAL

CRAIG D. SJOSTROM

Attorney at Law



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1 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

3 **III. DECREE OF FORECLOSURE**

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

7 Lots 6-8 inclusive, Block 1, "FIDALGO ADDITION TO CITY OF
8 ANACORTES", per the plat thereof recorded in Volume 1 of Plats, page 28,
9 records of Skagit County, Wash.

10 (P57181)

11 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in
12 one or more parcels in accordance with and in the manner provided by law.

13 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale
14 be applied first toward the payment of the costs of said sale and then towards the payment
15 of Plaintiff's judgment.

16 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant, in the event that
17 the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus the costs
18 of sale.

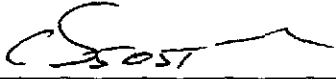
19 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and
20 of every person claiming by, through or under the Defendant, in or to said property,
21 including the right of possession thereof from and after said sale, be forever barred and
22 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the
23 premises as allowed by law, subject only to such statutory rights of redemption as the
24 Defendant may have by law.

25 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not
26 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the
27 Sheriff of Skagit County, Washington, to deliver possession of said premises to the
28 Plaintiff.

29 DONE IN OPEN COURT on 6/3/11, 2011.

30 
JUDGE/COMMISSIONER

Presented by:


CRAIG SJOSTROM #21149
Attorney for Plaintiff

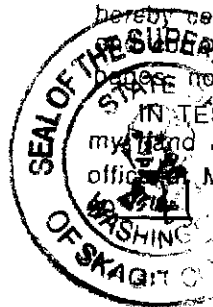
CRAIG D. SJOSTROM



UNOFFICIAL

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 3 day of June

Nancy K. Scott, County Clerk

[Handwritten signature]

Deputy Clerk



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