

WHEN RECORDED RETURN TO:

Ken Schneider  
2015 33<sup>rd</sup> Street  
Everett, WA 98201



201108080044  
Skagit County Auditor

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DOCUMENT TITLE(s)

Stipulated Judgment Avoiding Second Deed of Trust of Boeing Employees' Credit Union

REFERENCE NUMBER(s) OF RELATED DOCUMENTS

Additional Reference #s on page

N/A 200804300151

GRANTOR(s) (Last, First and Middle initial)

Addition Grantors on page

Armstrong, Daniel and Terri

GRANTEE(s) (Last, First and Middle initial)

Addition Grantees on page

Boeing Employees' Credit Union

LEGAL DESCRIPTION

Complete legal on page

N/A Lt 36 Nookachamp Hills, Phase 1

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: P113877

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer

\*I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

The Honorable Karen A. Overstreet  
Chapter 13  
Location: Marysville

**UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF WASHINGTON  
AT SEATTLE**

**In re:**

**DANIEL E. ARMSTONG and  
TERRI L. ARMSTRONG,**

**Debtors.**

**Bankruptcy Case No.: 10-14172-KAO**

**Adversary Case No.: 10-01486-KAO**

**DANIEL E. ARMSTONG and  
TERRI L. ARMSTRONG,**

**Plaintiffs**

**Chapter 13**

**v.**

**STIPULATED JUDGMENT AVOIDING  
SECOND DEED OF TRUST OF BOEING  
EMPLOYEES' CREDIT UNION**

**BOEING EMPLOYEES' CREDIT UNION,**

**Defendant.**

THIS MATTER having come on before the Court on Plaintiffs' Complaint to Avoid the second Deed of Trust of Boeing Employees' Credit Union ("BECU"). Plaintiffs having appeared through their attorney of record, Kenneth J. Schneider, and Defendant BECU having appeared through its attorney of record, Zana Skrobonja, and the Court having reviewed the files and records, being fully advised in the premises and finding:

1. THAT the parties stipulate and agree to entry of this judgment.
2. THAT the subject of this Stipulated Judgment is certain real property commonly known as 17144 Trout Drive, Mount Vernon, WA 98274 ("Property") and legally described as: LOT 36, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGES 26 THROUGH 31, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.
3. THAT the value of the Property for the sole purpose of this stipulated judgment is determined to be no greater than \$324,071.05.



1 4. THAT BECU has a lien on the Property created by a first mortgage with an approximate  
2 payoff balance pursuant to the BECU proof of claim number 6 filed in the amount of  
3 342,071.05.

4 5. THAT BECU also has a lien on the Property created by a second mortgage with an  
5 approximate payoff balance pursuant to proof of claim number 14 filed in the amount of  
6 \$43,851.78.

7 Having made the foregoing findings, IT IS HEREBY ORDERED:

- 8 1. THAT claim number 14 of BECU in the approximate amount of \$43,851.78 is determined  
9 to be a general unsecured claim for the reason that the indebtedness secured by BECU's  
10 first lien that is the senior lien to BECU's second lien exceeds the market value of the  
11 collateral.
- 12 2. THAT upon completion of Debtors' Chapter 13 plan and entry of final discharge pursuant  
13 to 11 U.S.C. § 1328, the second lien of BECU on the property located at 1711 Trout Drive,  
14 Mount Vernon, WA 98274, as evidenced by the deed of trust recorded on or about April  
15 15, 2008 under Skagit County Auditor's Recording Number 200804300151, is avoided  
16 against the said real property.
- 17 3. THAT BECU shall receive disbursements in the Chapter 13 bankruptcy case as a general  
18 unsecured creditor.

19  
20  
21 DATED this \_\_\_\_\_ day of September, 2010.

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23  
24 *Karen A. Poerstreet*  
25 United States Bankruptcy Judge  
26 (Dated as of Entered on Docket date above)

27 Presented by:  
28 **BOEING EMPLOYEES' CREDIT UNION**

29  
30 By: /s/ Zana Skrobonja  
31 Zana Skrobonja  
32 WSBA #40529  
33 Attorney for Boeing Employees' Credit Union



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1 Approved as to form and content;  
2 Notice of Presentation waived:  
3  
4

5  
6 By: /s/ Kenneth Schneider  
7 Kenneth J. Schneider  
8 WSBA #22410  
9 Attorney for Debtors

**THIS IS TO CERTIFY** that the foregoing is a true and correct copy of an instrument, filed in our office.

Dated this 27 day of July,  
20 11.

**BANKRUPTCY COURT**

10 By [Signature]  
11 A Designated Employee  
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