



201206070084

Skagit County Auditor

When recorded return to:

6/7/2012 Page 1 of 4 2:08PM

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

JUDGMENT
12-2-00261-7

Grantor: Artella L. Madson & Gary W. Madson

Grantee: Cape Horn Maint. Co.

Legal Description: Lots 30 & 31, Block C. Div. 1, Cape Horn

Assessor's Property Tax Parcel or Account No.: P62955

Reference Nos of Documents Assigned or Released: N/A

2012 JUN -6 PM 1:41

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CAPE HORN MAINTENANCE Co., a
Washington nonprofit corporation

Plaintiff

vs.

ARTELLA L. MADSON & GARY W.
MADSON, or the heirs & devisees of
either if deceased

Defendants

Nº 12-2-00261-7

DEFAULT JUDGMENT & DECREE
OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor:	Cape Horn Maint. Co.
Judgment Debtor:	Artella L. Madson & Gary W. Madson
Principal Judgment Amount:	\$2,195.42
Interest to Date of Judgment:	\$94.90
Taxable Costs:	\$609.60
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, upon application by Plaintiff for judgment; an Order of Default having been entered against Defendants; 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 Defendants in the principal amount of \$2,195.42, plus prejudgment interest of \$94.90, for aq total judgment of \$2,290.32.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$609.60, and a reasonable attorney's fee of \$1,500.00.
- 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

CRAIG D. SJOSTROM

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE

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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 Defendants or persons
claiming by, through or under the Defendants:

5 Lots 30 and 31, Block C, Division 1, "Cape Horn on the Skagit, Skagit County,
6 Washington", as per the plat recorded in Volume 8 of Plats, pages 92-97 inclusive,
records of Skagit County, Washington.
7 (P62955)

8 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.

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 Defendants, in the event that
12 the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgments, plus the costs
of sale.

13 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and
14 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
15 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
16 Defendants may have by law.

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

19 DATED: June 6, 2012.

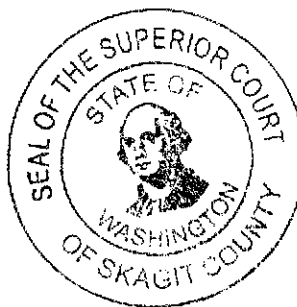
20
21 
22 JUDGE/COMMISSIONER

23 Presented by:

24 
25 CRAIG SJOSTROM #21149
26 Attorney for Plaintiff



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 16 day of June, 20 12. Nancy K. Scott, County Clerk.

By Kate Baillie
Deputy Clerk



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