



201207030063
Skagit County Auditor

7/3/2012 Page 1 of 13 3:10PM

Return Address: Bruce Johnson Contractor, LLC
17536 Allen Road
Bow, WA. 98232

Document Title:
JUDGMENT FOR LIEN FORECLOSURE

Reference Number : Second Amended Claim Of Lien AF No. 201203070017

Grantor(s):

1. Victor and Linda Benson
2. Saratoga Passage View Estates Homeowners Association, a Washington Nonprofit Corporation

Grantee(s):

1. Bruce Johnson Contractor, LLC

Abbreviated legal description:

The following Lots located within The Plat of SARATOGA PASSAGE VIEW C.A.R.D.,
As Recorded June 10, 2009, under Auditor's file No. 200906100089, Records of Skagit County,
situated in Skagit County, Washington:

Lot 1, Lot 26

Assessor Parcel / Tax ID Number:

Lot No.	Tax Parcel	Address
Lot 1	P 16584	19003 Kanako Lane, Mount Vernon, WA. 98274
Lot 26	P 95857 P 130585 P 16579 P 99837	19357 Kanako Lane, Mount Vernon, WA. 98274

2012 JUN 28 PM 1:18

SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY

BRUCE JOHNSON CONTRACTOR, LLC

No. 12 2 00397 4

Plaintiff,

vs.

VICTOR BENSON and LINDA BENSON,
husband and wife

JUDGMENT BY CONFESSION

Defendants, and

SARATOGA PASSAGE VIEW ESTATES
HOMEOWNERS ASSOCIATION, a
Washington Nonprofit Corporation; and

SKAGIT COUNTY PUBLIC UTILITY
DISTRICT No.1,

As additional Defendants
required by RCW 60.04.171.

Pursuant to RCW 4.60.010 – RCW 4.60.070 and Civil Rules 54 and 58,
Defendants VICTOR BENSON and LINDA BENSON, husband and wife, and
Defendant SARATOGA PASSAGE VIEW ESTATES HOMEOWNERS
ASSOCIATION, a Washington Nonprofit Corporation, Confess to Judgment as set
forth herein.

JUDGMENT - 1



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Craig D. Magnusson
800 BELLEVUE WAY NE, SUITE 400
BELLEVUE, WA 98004
PHONE: (425) 462-4037
CRAIGM@MAGNUSSONLAWOFFICE.COM

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3 I. JUDGMENT SUMMARY

4 (MONEY JUDGMENT ONLY)

- 5
6 1. Judgment Creditor : BRUCE JOHNSON CONTRACTOR, LLC
7
8 2. Judgment Debtors: VICTOR BENSON and LINDA BENSON
9
10 3. Attorney for Judgment Creditor: Craig Magnusson, WSBA # 12733
Magnusson Law Office
800 Bellevue Way NE, Suite 400
Bellevue, WA. 98004
11
12 4. Attorney for Judgment Debtors: William G. Knudsen, WSBA #6064
Law Office of Wm. G. Knudsen, P.S.
119 N. Commercial St., Suite 1410
Bellingham, WA. 98225
13
14 5. Judgment Principal : \$63,397.00
15
16 6. Attorneys Fees and Expenses: \$26,190.00
17
18 7. Costs: \$280.00
19
20 8. Total Judgment at Entry: \$89,867.00
21
22 9. Interest Rate After Entry of Judgment: 12% per annum
23
24
25
26

JUDGMENT - 2



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II. JUDGMENT BY CONFESSION

Based on the pleadings in this matter, including:

- 1) Plaintiff's COMPLAINT FOR BREACH OF CONTRACT AND LIEN FORECLOSURE, dated February 28, 2012, and filed February 28, 2012;
- 2) Plaintiff's SECOND AMENDED COMPLAINT FOR BREACH OF CONTRACT AND LIEN FORECLOSURE, dated April 20, 2012, and filed April 25, 2012;
- 3) Plaintiff's SUMMONS FOR SECOND AMENDED COMPLAINT DATED APRIL 20, 2012, dated April 20, 2012 and filed April 25, 2012;
- 4) Defendants Victor and Linda Bensons' and Saratoga Passage View Estates Homeowners Association's NOTICE OF APPEARANCE by William Knudsen, dated May 3, 2012, and filed May 4, 2012;
- 5) Defendants Victor and Linda Bensons' and Saratoga Passage View Estates Homeowners Association's ACCEPTANCE OF SERVICE of Plaintiff's SECOND AMENDED COMPLAINT FOR BREACH OF CONTRACT AND LIEN FORECLOSURE and Plaintiff's SUMMONS FOR SECOND AMENDED COMPLAINT DATED APRIL 20, 2012, by William Knudsen, dated May 3, 2012, and filed May 4, 2012; and
- 6) Defendants Victor and Linda Bensons' and Saratoga Passage View Estates Homeowners Association's ANSWER, dated June 19, 2012, and filed June 19, 2012, and

Considering the admissions of Defendants as set forth in the Defendants' Answer, and

Following review and consideration by Defendants of Plaintiff's itemizations of incurred Costs and Attorneys Fees and Expenses in bringing this action, and

Adopting as Defendant's Statement in Writing the Plaintiff's allegations, as admitted to by Defendants in their Answer dated June 19, 2012, pursuant to RCW 4.60.060 (1) and (2), and

With the assent of the Plaintiff pursuant to RCW 4.60.010,

JUDGMENT - 3



201207030063

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CONFESSIO

Defendants VICTOR BENSON and LINDA BENSON, husband and wife,
And Defendant SARATOGA PASSAGE VIEW ESTATES HOMEOWNERS
ASSOCIATION, a Washington Nonprofit Corporation, under the authority of it's
President Victor Benson, Confess to Judgment as set forth below, and authorize
the immediate presentation of the Confessed Judgment to the Superior Court for
endorsement by the Court and for entry by the clerk as a final judgment, without
further notice.

SO AGREED AND APPROVED:

Victor Benson
Victor Benson, individually, and as husband of Linda Benson. Dated: 6-26-12

Linda Benson
Linda Benson, individually, and as wife of Victor Benson. Dated: 6/26/12

Victor Benson
Victor Benson, President. Dated: 6-26-12

SARATOGA PASSAGE VIEW ESTATES HOMEOWNERS ASSOCIATION, a
Washington Nonprofit Corporation

JUDGMENT - 4



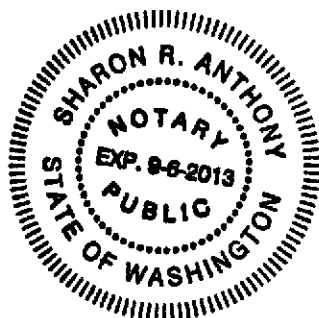
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Skagit County Auditor

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Craig D. Magnusson
800 BELLEVUE WAY NE, SUITE 400
BELLEVUE, WA 98004
PHONE: (425) 462-4037
GM@MAGNUSSONLAWOFFICE.COM

STATE OF Washington
COUNTY OF Skagit } ss

I certify that I know or have satisfactory evidence that Victor Benson and Linda Benson
_____ the persons s who appeared before me, and said persons s acknowledged that they
signed this instrument and acknowledged it to be theirs free and voluntary act for the uses and purposes mentioned in
this instrument.

Dated: 6-26-2012



Sharon R. Anthony
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9-6-2013

JUDGMENT
page 4.1



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III. JUDGMENT

Based on the pleadings on file in this matter, and on the executed agreements and confessions of the Defendants, attached hereto and incorporated herein, and on the approval of counsel for entry,

NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED
as follows:

BREACH OF CONTRACT – BALANCE DUE

1) Judgment is entered in favor of BRUCE JOHNSON CONTRACTOR, LLC and against Defendants VICTOR BENSON and LINDA BENSON, husband and wife, for damages for contract balance due in the amount of \$63,397.00.

2) BRUCE JOHNSON CONTRACTOR, LLC is awarded attorneys fees totaling \$26,190.00.

3) BRUCE JOHNSON CONTRACTOR, LLC is awarded Costs totaling \$280.00

4) The total Judgement at entry in favor of BRUCE JOHNSON CONTRACTOR, LLC and against Defendants VICTOR BENSON and LINDA BENSON, husband and wife, is \$89,867.00.

LIEN FORECLOSURE

5) BRUCE JOHNSON CONTRACTOR, LLC's Second Amended Claim of Lien, recorded March 7, 2012, auditor's # 201203070017, attached hereto as EXHIBIT "A", is foreclosed, in the principal amount of \$89,867.00. The priority date is September 21, 2010.

JUDGMENT – 5



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BELLEVUE, WA 98004
PHONE: (425) 462-4037
IGM@MAGNUSSONLAWOFFICE.COM

1
2 6) BRUCE JOHNSON CONTRACTOR, LLC's lien foreclosure interest in the
3 properties described in the Second Amended Claim of Lien, recorded March 7,
4 2012, auditor's # 201203070017, attached hereto as EXHIBIT "A", is against and
5 superior to any ownership interests or claims to ownership interests of Defendants
6 VICTOR BENSON and LINDA BENSON, husband and wife, and Defendant
7 SARATOGA PASSAGE VIEW ESTATES HOMEOWNERS ASSOCIATION, a
8 Washington Nonprofit Corporation.

9
10 Done in open Court this 28 day of June, 2012.

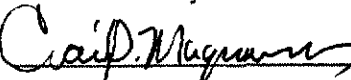
11
12 
13 Judge / Court Commissioner

14
15 Approved: approved for entry without further notice.

16  Dated: 6/22/12

17 William G. Knudsen, WSBA #6064
18 Law Office of Wm. G. Knudsen, P.S.
19 119 N. Commercial St., Suite 1410
20 Bellingham, WA. 98225
21 Attorney for Defendants Victor and Linda Benson and
22 Saratoga Passage View Estates Homeowners Association

23 Presented By:

24  Dated: 6/28/2012

25 Craig Magnusson, WSBA # 12733
26 Magnusson Law Office
800 Bellevue Way NE, Suite 400
Bellevue, WA. 98004
Attorney for Plaintiff Bruce Johnson Contractor, LLC

JUDGMENT - 6



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Skagit County Auditor

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201203070017

Skagit County Auditor

3/7/2012 Page 1 of 4 10:16AM

Return address: Bruce Johnson
17536 Allen Road Bow
WA 98232

Document Title: Amended Claim of Lien

Reference Number: 20110120012
AF NO. 201201190022

Grantor(s) Victor and Linda Benson

Grantee(s): Bruce Johnson Contractor LLC

Abbreviated legal description: Lot 2 of Saratoga Passage View Card

Assessor Parcel: Tax ID Number: P130345

Reviewed by
Victor Benson
Victor Benson



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Skagit County Auditor

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EXHIBIT



EXHIBIT

6

4 pages

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SECOND AMENDED CLAIM OF LIEN

Related Documents: Claim of Lien AF No. 201110120012
Amended Claim of Lien AF No. 201201190022

Bruce Johnson Contractor LLC, claimant,

vs.

Victor and Linda Benson (SARATOGA PASSAGE VIEW C.A.R.D.),
person(s) indebted to claimant.

Notice is hereby given that the person named below claims a lien
pursuant to Chapter 64.04 RCW.

In support of this lien the following information is submitted:

1. NAME OF LIEN CLAIMANT:

BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)
Telephone number: (360) 757-6789
Address: 17536 Allen Road, Bow, WA. 98232

2. DATE ON WHICH THE CLAIMANT BEGAN TO PERFORM LABOR,
PROVIDE PROFESSIONAL SERVICES, SUPPLY MATERIAL OR EQUIPMENT:

September 21, 2010

3. NAME OF PERSON(S) INDEBTED TO THE CLAIMANT:

Victor and Linda Benson

4. DESCRIPTION OF PROPERTY AGAINST WHICH A LIEN IS CLAIMED:

The following Lots located within The Plat of SARATOGA PASSAGE
VIEW C.A.R.D. PL 06-0107, as recorded June 10, 2009, under
Auditor's file No. 200906100089, records of Skagit County, situated in
Skagit County, Washington:

Lots 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 18, 19, 20, 25, and 26.



Lot No. Tax Parcel(s) Address

Lot 1	P16584	19003 Kanako Lane, Mount Vernon, WA 98274
Lot 2	P130345	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 3	P130346	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 5	P130348	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 6	P130349	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 8	P130331	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 9	P130332	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 10	P130333	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 11	P130334	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 12	P130335	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 13	P130336	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 18	P130341	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 19	P130342	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 20	P130351	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 25	P130356	Benson Ridge Lane, Mount Vernon, WA. 98274
Lot 26	P 95857	19357 Kanako Lane, Mount Vernon, WA. 98274
	P130585	
	P 16579	
	P 99837	

5. NAME OF THE OWNER OR REPUTED OWNER(S):

Lots 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 18, 19, 20, and 25:

Victor and Linda Benson
19357 Kanako Lane
Mount Vernon, WA. 98274

Lot 26:

Victor and Linda Benson
19357 Kanako Lane
Mount Vernon, WA. 98274

Skagit County Public Utility District No. 1
P.O. Box 1436
Mount Vernon, WA. 98273
(Future interest)




6. THE LAST DATE ON WHICH LABOR WAS PERFORMED, PROFESSIONAL SERVICES WERE FURNISHED, OR MATERIAL OR EQUIPMENT WAS FURNISHED:

February 29, 2012.

This Second Amended Claim of Lien is for all work performed starting Sept. 21, 2010, through February 29, 2012. Work is ongoing.

7. PRINCIPAL AMOUNT DUE FOR WHICH THIS LIEN IS CLAIMED IS:

\$ 63,397


_____, Claimant Date: 3/6/2012
Bruce D. Johnson, owner

BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)

BRUCEJC90301

ADDRESS:

17536 Allen Road, Bow, WA. 98232

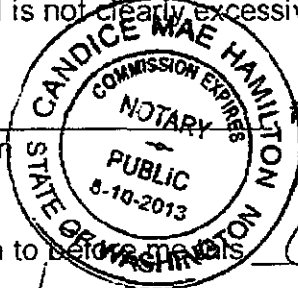
TELEPHONE NUMBER:

(360) 757-6789

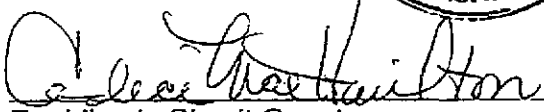
STATE OF WASHINGTON, COUNTY OF SKAGIT, ss.

Bruce D. Johnson, being sworn, says: I am the representative of the claimant, and the claimant, above named; I have read the foregoing Second Amended Claim of Lien, read and know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.


_____, for Bruce Johnson Contractor, LLC
Bruce D. Johnson

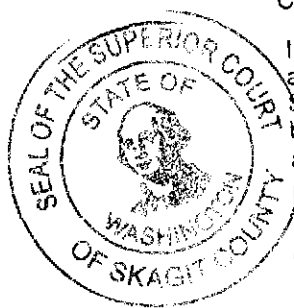


Subscribed and sworn to before me this 6th day of March, 2012


_____, Notary
Residing in Skagit County



UNOFFICIAL
DO NOT
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 11 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 28 day of June, 20 12. Nancy K. Scott, County Clerk.

By 

Deputy Clerk



201207030063
Skagit County Auditor