

Name & Return Address:

Claire L. Molesworth, Esq.
2801 Alaskan Way, Ste. 300
Seattle, WA 98121



201209170119
Skagit County Auditor

9/17/2012 Page 1 of 20 2:35PM

Please print legibly or type information.

Document Title(s) Surety Bond in Lieu of Claim
Grantor(s) Columbia State Bank ____ Additional Names on Page ____ of Document
Grantee(s) Bruce Johnson Contract LLC ____ Additional Names on Page ____ of Document
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section) Lot 2 of Saratoga Passage View Card Complete Legal Description on Page 6 of Document
Auditor's Reference Number(s) 201110120012; 201201190022; 201203070017
Assessor's Property Tax Parcel/Account Number(s) P130345
<p>The Auditor/Recorder will rely on the information provided on this cover sheet. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.</p> <p>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.</p> Signature of Requesting Party (Required for non-standard recordings only) Gpcovst.doc rev 4/02

2012 SEP 13 AM 9:21

SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

COLUMBIA STATE BANK, a Washington
chartered bank,

Plaintiff,

vs.

BRUCE JOHNSON CONTRACTOR LLC, a
Washington limited liability company,

Defendant.

No. 12-2-01516-6

SURETY BOND IN LIEU OF CLAIM
PURSUANT TO RCW 60.04.161

[Bond No. 08935029]

SURETY BOND IN LIEU OF CLAIM (RCW 60.04.161)

Columbia State Bank, Plaintiff, as principal ("Principal"), and Fidelity and Deposit Company of Maryland, as surety ("Surety"), jointly and severally bind themselves, their successors, and their assigns in an amount up to the sum of One Hundred and Thirty Four Thousand Eight Hundred and One Dollars (\$134,801.00), for the payment of the Lien Claims defined below as asserted by Bruce Johnson Contractor LLC ("Lien Claimant"), on the conditions further described below.

Pursuant to RCW 60.04.161, the condition of this obligation shall be to guarantee payment of any judgment upon the claim of lien asserted by the Lien Claimant as described in the Claims of Lien attached hereto as **Exhibit A, B, and C** (collectively, "Claim of Lien"), to

SURETY BOND IN LIEU OF CLAIM
PURSUANT TO RCW 60.04.161 -- 1



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1 recover the amount claimed in the Claim of Lien or on the claim asserted in the Claim of Lien.

2 The Claim of Lien contains a description of the real property claimed to be involved, and the
3 amount of this Surety Bond represents an amount equal to or greater than one and one-half times
4 the amount of the Claim of Lien, which is in excess of ten thousand dollars.
5

6 If the Lien Claimant shall obtain judgment on the Claim of Lien and the Principal pays
7 any and all amounts due by reason of such judgment, then the obligation of the Surety shall be
8 void. Otherwise, the obligation remains in full force unless and until discharged by further order
9 of the Court.

10 IN WITNESS WHEREOF, this 12th day of September, 2012.
11
12
13

14 Fidelity and Deposit Company of Maryland, Surety

15 By: Cindy Westling
16 Cindy Westling (Attorney-in-Fact)
17

18 Columbia State Bank, Principal

19 By: ROBERT M. B. CARL

20 Its: SENIOR VICE PRESIDENT
21
22
23
24
25
26



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SURETY BOND IN LIEU OF CLAIM
PURSUANT TO RCW 60.04.161 -- 2

Power of Attorney
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

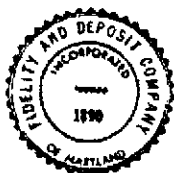
KNOW ALL MEN BY THESE PRESENTS: That the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a corporation of the State of Maryland, by THEODORE G. MARTINEZ, Vice President, and ERIC D. BARNES, Assistant Secretary, in pursuance of authority granted by Article VI, Section 2, of the By-Laws of said Company, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, does hereby nominate, constitute and appoint **Cynthia L. RAMSEY, Cindy WESTLING, Beth WESTENHOFER, Samantha DAVENPORT, Ilene EVANS and Lesley HAITHCOX, all of Tacoma, Washington, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Baltimore, Md., in their own proper persons. This power of attorney revokes that issued on behalf of Cynthia L. RAMSEY, Stephanie ROBERTON, dated March 17, 2005.

The said Assistant Secretary does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article VI, Section 2, of the By-Laws of said Company, and is now in force.

IN WITNESS WHEREOF, the said Vice-President and Assistant Secretary have hereunto subscribed their names and affixed the Corporate Seal of the said FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 10th day of April, A.D. 2008.

ATTEST:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND



Eric D. Barnes

Eric D. Barnes

Theodore G. Martinez

By:

Assistant Secretary

Theodore G. Martinez

State of Maryland } ss:
City of Baltimore }

On this 10th day of April, A.D. 2008, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, came THEODORE G. MARTINEZ, Vice President, and ERIC D. BARNES, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and they each acknowledged the execution of the same, and being by me duly sworn, severally and each for himself depose and saith, that they are the said officers of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and that the said Corporate Seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn

Constance A. Dunn

Notary Public

My Commission Expires: July 14, 2011



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EXHIBIT A

EXHIBIT A



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Return address:

Bevera D Johnson

17536 ALLEN RD

Bon, WA 98232



201110120012

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4 10:41AM

Document Title:

claim of Lien

Reference Number:

Grantor(s):

☐ additional grantor names on page ____

1. Victor and Linda Benson

2.

Grantee(s):

☐ additional grantee names on page ____

1. Bevera Johnson Contractor LLC

2.

Abbreviated legal description:

☐ full legal on page(s) ____

Lot 2 of Santa Rosa Passage View Cadd

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P130345



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CLAIM OF LIEN

Bruce Johnson Contractor LLC, claimant, vs. Victor and Linda Benson
(SARATOGA PASSAGE VIEW C.A.R.D.), person 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, 2011

3. NAME OF PERSON(S) INDEBTED TO THE CLAIMANT: Victor and Linda Benson

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

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:

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

Lot No.	Tax Parcel	Address
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	



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

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

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

Lot 26:

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

Donald and Erin Moe
16706 Penn Road
Mount Vernon, WA. 98273

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

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

August 31, 2011. This Lien is for work performed through August 31, 2011.

Work is ongoing.

7. PRINCIPAL AMOUNT FOR WHICH THE LIEN IS CLAIMED IS:

\$31,764.32

 Claimant

Bruce D. Johnson, owner

BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)

BRUCEJC90301

ADDRESS: 17536 Allen Road, Bow, WA. 98232

TELEPHONE NUMBER: (360) 757-6789



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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 claim, 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.

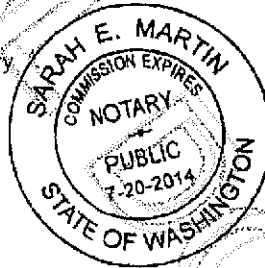


Bruce D. Johnson for Bruce Johnson Contractor, LLC

Subscribed and sworn to before me this 11th day of October, 2011



Sarah E. Martin, Notary
Residing in Skagit County



Copy received:



Victor Benson

Date: 10-12-11



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EXHIBIT B

EXHIBIT B



201209170119

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201201190022
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Return address:

Bruce Johnson
17536 Allen Road
Bow, WA 98232

Document Title: Amended Claim of Lien

Reference Number:

201110120012

Grantor(s)

1) Victor and Linda Benson

Grantee(s):

Bruce Johnson Contractor LLC

Abbreviated legal description:

Lot 2 of Saratoga Passage View Card

Assessor Parcel/ Tan ID Number:

P130345



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AMENDED CLAIM OF LIEN

Related document: Claim of Lien Auditor's No. 201110120012

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 THE PROPERTY AGAINST WHICH A LIEN IS CLAIMED:

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:

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

Lot No.	Tax Parcel	Address
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 P130585	19357 Kanako Lane, Mount Vernon, WA. 98274



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P 16579
P 99837

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

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

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

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

December 31, 2011. This Amended Lien is for all work performed through December 31, 2011.

Work is ongoing.

7. PRINCIPAL AMOUNT FOR WHICH THE LIEN IS CLAIMED IS:

\$ 49,9930.25



Claimant

Bruce D. Johnson, owner

BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)

BRUCEJC90301

ADDRESS: 17536 Allen Road, Bow, WA. 98232

TELEPHONE NUMBER: (360) 757-6789



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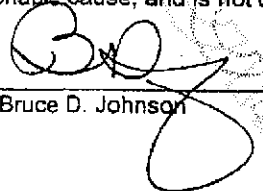
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Skagit County Auditor

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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 claim, 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.


Bruce D. Johnson

for Bruce Johnson Contractor, LLC

Subscribed and sworn to before me this 13th day of January __, 2012


Residing in Skagit County

Notary

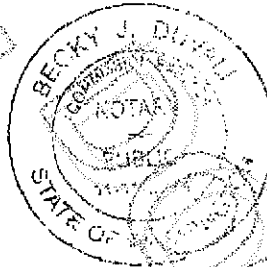


EXHIBIT C

EXHIBIT C



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Skagit County Auditor



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Return address: Bruce Johnson
17536 Allen Road Bow
WA 98232

Document Title: Amended Claim of Lien

Reference Number: I F No 20110120012
A F 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



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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.



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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)



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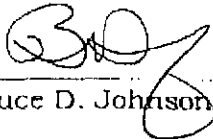
6. THE LAST DATE ON WHICH LABOR WAS PERFORMED, PROFESSIONAL SERVICES WERE FURNISHED, OR MATERIAL OR EQUIPMENT WAS FURNISHED:

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


Bruce D. Johnson, owner

Claimant Date: 3/6/2012

BRUCE JOHNSON CONTRACTOR LLC (Bruce D. Johnson)
BRUCEJC90301

ADDRESS: 17536 Allen Road, Bow, WA. 98232
TELEPHONE NUMBER: (360) 757-6789

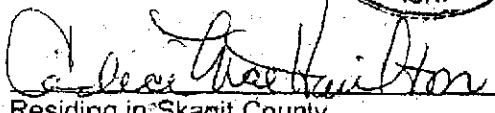
STATE OF WASHINGTON, COUNTY OF SKAGIT, ss.

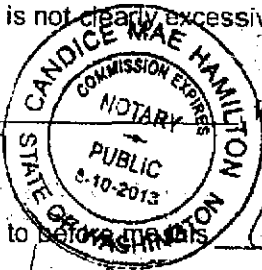
Bruce D. Johnson, being sworn, says: I am the representative of the claimant, and the claimant, above named; I have read the foregoing Second Amended Claim of Lien, read and know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and is made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


Bruce D. Johnson

for Bruce Johnson Contractor, LLC

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


Residing in Skagit County, Notary



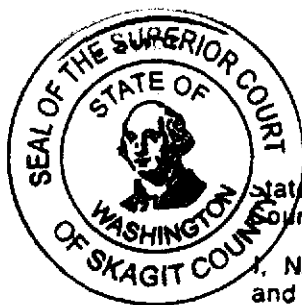
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State of Washington, } ss.
County of Skagit

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 18 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 13 day of Sept, 2012. Nancy K. Scott, County Clerk.

By

Karin Barker

Deputy Clerk



201209170119

Skagit County Auditor