



201302210021

Skagit County Auditor

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After recording, return to (Name Address Zip)

Estate Services Inc.
Peter Steffen
P.O. Box 274
Pateros, WA 98846

CLAIM OF LIEN

Grantor (Name of person indebted to claimant): John Hackstadt and Michelle Hackstadt
Grantee (Claimant): Estate Services Inc.
Abbreviated Legal Description: (0.0700 ac) Shannon's 1st to Anacortes, Block 2, Lot 4
Assessor's Property Tax Parcel or Account No.: P122493
Reference No(s) of Related Documents:

Estate Services Inc.

Claimant,

John Hackstadt and Michelle Hackstadt
Husband and wife

Name of Person indebted to Claimant,

Notice is hereby given that the person named below claims a lien pursuant to Chapter 4.56.190 RCW. In support of this lien the following information is submitted:

1. Name of Lien Claimant: Estate Services Inc. Peter Steffen
Telephone Number: (360) 708-8678
Address: P.O. Box 274, Pateros, WA 98846
2. Reason for claim: Default Judgment in the Superior Court of the State of Washington in and for The County of Skagit No.: 12-2-00661-2 recorded with the Skagit County Clerk on October 12, 2012
Copy of Judgment attached
3. Name of Person Indebted to Claimant: John Hackstadt and Michelle Hackstadt, husband and wife and the marital community composed thereof.
4. Description of property against which a lien is claimed (Street Address :)
826 25th Street, Anacortes, WA 98221 (Legal description attached)

(over)

UNOFFICIAL DOCUMENT

5. Principal amount for which the lien is claimed: \$ 262,358.91

6. If the Claimant is the assignee of this claim so state here: NO

CLAIMANT

Peter Steffen, Estate Services Inc.

CLAIMANT'S NAME (TYPED OR PRINTED)

82 Burma Rd. P.O. Box 274

STREET ADDRESS

Pateros, WA 98846 (360)708-8678

CITY STATE ZIP PHONE

STATE OF WASHINGTON

County of: SKAGIT

} ss.

Peter Steffen, Owner of Estate Services Inc., being sworn, says: I am the claimant above named; I have read or heard the following 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.

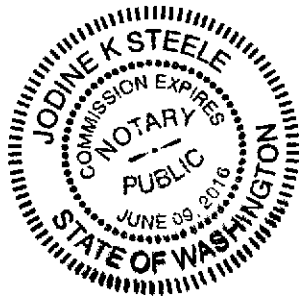
SIGNED AND SWORN TO before me on:

2/13/13

Jodine K Steele
Notary Public for Washington

My Appointment expires:

6-9-2016



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Skagit County Assessor Parcel Details

Parcel Number	XrefID	Quarter	Section	Township	Range
P122493	3814-002-004-0100	03	19	35	02

Owner Information	Site Address(es)	Location Map
HACKSTADT JOHN & HACKSTADT MICHELLE 1207 31ST ST ANACORTES, WA 98221	806 25TH STREET ANACORTES, WA 98221	Locate this Parcel on iMap Assessor's Parcel Map: PDF DWF

2012 Values for 2013 Taxes	Sale Information	2012 Property Tax Summary
Building Market Value \$165,900.00	Deed WARRANTY	2013 Taxes will be available after
Land Market Value +\$89,500.00	Type DEED	2/15/2013
Total Market Value \$255,400.00	Sale Date 1/5/2005	
Assessed Value \$255,400.00	Sale Price \$75,175.00	Use the link below for 2012 taxes
Taxable Value \$255,400.00	View Sales History	View Tax Statement
View Value History		

Legal Description [Definitions](#)
 (0.0700 ac) SHANNON'S 1ST TO ANACORTES, BLOCK 2, LOT 4, ACRES 0.07, SURVEY RECORDED AF#200410150159. SURVEY RECORDED AF#200410150159.

Land Use	(111) HOUSEHOLD, SFR, INSIDE CITY	WAC 458-53-030
Neighborhood	(20ACENTRAL) ANACORTES CENTRAL RESIDENTIAL	
Utilities	SEW,WTR-P	Septic Information
Levy Code	0900	Foundation CONCRETE
City District	Anacortes	Construction Style
School District	SD103	Exterior Walls SIDING
Fire District		Roof Style
Year Built	2006	Roof Covering COMP
Acres	0.07	Floor Construction WOOD SUB FLOOR
Living Area	1516.00 sq ft	Plumbing 2 FULL BATHS, HALF BATH
Bedrooms	3	Heat-AirCond FORCED AIR
Appliances	BASIC APPLIANCE SET	Fireplace DIRECT VENT
Exemptions		



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5 **IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON**
6
7 **IN AND FOR THE COUNTY OF SKAGIT**

8 **ESTATE SERVICES, INC.,**

NO. 12-2-00661-2

9
10 **Plaintiff,**

**DEFAULT JUDGMENT IN
FAVOR OF PLAINTIFF**

11 **vs.**

12 **ABC YACHTS CO., a Washington**
13 **corporation, and JOHN**
14 **HACKSTADT and MICHELLE**
15 **HACKSTADT, husband and wife,**
16 **and the marital community**
17 **composed thereof,**

18 **Defendants.**

19
20 **JUDGMENT SUMMARY**

21 **JUDGMENT CREDITOR: ESTATE SERVICES, INC.**

22 **JUDGMENT CREDITOR(S) ATTORNEY: CHRISTON C. SKINNER, WSBA #9515**

23 **JUDGMENT DEBTORS: ABC YACHTS CO., a Washington corporation, and JOHN**
24 **HACKSTADT and MICHELLE HACKSTADT, individually and as husband and**
25 **wife**

26 **JUDGMENT DEBTOR'S ATTORNEY: none**

27 **PRINCIPAL JUDGMENT AMOUNT: \$257,548.91 (as of 11/2/2012)**

28 **INTEREST OWED TO DATE OF JUDGMENT: -**

29 **POST-JUDGMENT INTEREST AMOUNT/RATE: 12% per annum**

30 **TAXABLE COSTS: \$310.00***

31 **ATTORNEY'S FEES: \$4,500.00***

32 **TOTAL JUDGMENT: \$262,358.91**

*incorporates costs and fees awarded in pre-judgment orders dated April 27, 2012
and September 7, 2012.

Default Judgment -- p.1



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COPY

1 THIS MATTER having come on before the court this date; and the court
2 having previously entered an order of default against the defendants on September 7,
3 2012; and the court having considered the records and files herein and the declaration
4 of Christon Skinner; and the court finding that just cause exists for the entry of this
5 judgment, NOW THEREFORE,

6 It is ORDERED, ADJUDGED AND DECREED that the Plaintiff, Estate
7 Services, Inc., shall have judgment against the Defendants, jointly and severally, in the
8 principal amount of **\$257,548.91** which sum represents the principal amount due on
9 the promissory note payable by the defendants to the plaintiff together with interest
10 thereon at the rate described in the promissory note through November 2, 2012. It is
11 FURTHER,

12
13 ORDERED that the Plaintiff have judgment against the Defendants, jointly and
14 severally, for the cost of Plaintiff's attorney's fees incurred in this action in the total
15 amount of **\$4,500.00**. This sum includes the \$1,500.00 attorney's fee judgment
16 entered by the court on April 27, 2012; the \$1,500.00 attorney's fee judgment entered
17 by the court on September 7, 2012; and an additional \$1,500.00 in attorney's fees
18 incurred by the Plaintiff between September 7, 2012 and the date of the entry of this
19 default judgment. It is further

20
21 ORDERED that the Plaintiff shall have judgment for its costs incurred in this
22 action in the amount of **\$310.00** which sum was previously allowed in the court's
23 ordered dated April 27, 2012. It is FURTHER

24
25 ORDERED that the total amount of Plaintiff's judgment against the
26 Defendants, jointly and severally, as of November 2, 2012, shall be **\$262,358.91** and
27 said judgment shall accrue interest at the rate of 12% per annum for each day after
28 November 2, 2012 that the judgment remains wholly or partially unpaid.



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2 Dated this 12 day of October, 2012.
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4 **G. BRIAN PAXTON**

5
6 Judge/Court Commissioner
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8 Presented by:
9

10 Law Office of Skinner & Saar, P.S.
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15 **CHRISTON C. SKINNER WSBA #9515**
16 **Attorneys for Plaintiff**
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