

Return Address:

Thunderbird Terrace Community Association
1119 North Waugh Road
Mount Vernon, WA 98273



201312310086

Skagit County Auditor

\$77.00

12/31/2013 Page

1 of

6 1:50PM

Document Title:

DEFAULT JUDGEMENT AS TO DEFENDANTS RE MONEY DUE, FORECLOSURE OF ASSESSMENT
LIEN AND EQUITABLE RELIEF

Reference Number (if applicable): NO. 13-2-01581-4 in Skagit County Superior Court

Grantor(s):

[] additional grantor names on page ____.

- 1) ROBERT HINDMAN
- 2) BETH HINDMAN

Grantee(s):

[] additional grantor names on page ____.

- 1) THUNDERBIRD TERRACE COMMUNITY ASSOCIATION, A Washington Nonprofit Corporation

Abbreviated Legal Description:

[x] full legal on page(s) 2.

ACREAGE ACCOUNT, ACRES 0.25, LOT 4 OF MOUNT VERNON SHORT PLAT NO. LU-04-022
RECORDED UNDER AF#200503070126 BEING A PORTION OF TRACT B OF MOUNT VERNON
SHORT PLAT MV-11-77, LOCATED IN THE SE1/4 SE1/4 of Section 16 in T34N, R4E; WM.

Assessor Parcel /Tax ID Number: P122561

2013 DEC -6 AM 9:40

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

THUNDERBIRD TERRACE
COMMUNITY ASSOCIATION, A
Washington Nonprofit Corporation,

Plaintiff(s)

vs.

ROBERT HINDMAN and BETH
HINDMAN, Husband and Wife,

Defendant(s)

NO. 13-2-01581-4

**DEFAULT JUDGMENT AS TO
DEFENDANTS RE MONEY DUE,
FORECLOSURE OF ASSESSMENT
LIEN AND EQUITABLE RELIEF**

I. JUDGMENT SUMMARY

- A. Judgment Creditor Thunderbird Terrace Community Association,
a Washington non-profit corporation
- B. Judgment Debtors Robert Hindman and Beth Hindman, husband and wife,
and their marital community
- C. Principal judgment amount. \$563.78
- D. Attorney's (and paralegal) fees incurred herein. \$4,064.00
- E. Costs incurred in herein. \$425.50
- F. Principal judgment shall bear interest at 12% per annum.

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LAW OFFICES
HANSEN McCONNELL & PILLEGORINI PLLC

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1 G. Attorney's fees, costs and other recovery amounts shall bear interest at 12%
2 per annum.

3 H. Attorney for Judgment Creditor: Stephen W. Hansen, 1636 3rd St., Marysville, 98270

4 I. Attorney for Judgment Debtor - N/A

5 **II. JUDGMENT**

6 THIS MATTER having come on regularly before the above-entitled Court upon the
7 Plaintiff's Motion for Entry of Default Judgment, and the Court being fully advised in the
8 premises, NOW THEREFORE it is hereby ordered adjudged and decreed as follows:

9 RE: Lien Foreclosure And Personal Judgment

10 1. That Plaintiff THUNDERBIRD TERRACE COMMUNITY ASSOCIATION
11 (hereafter "ASSOCIATION") has a valid lien against the Property described as:

12 LOT 4, CITY OF MOUNT VERNON "THUNDERBIRD
13 TERRACE SHORT PLAT" LAND USE NO. LU04-022, AS
14 APPROVED MARCH 2, 2005, AND RECORDED MARCH 7,
15 2005, UNDER AUDITOR'S FILE NO. 200503070126, RECORDS
16 OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF
17 LOT B, CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-
18 77, AS APPROVED JULY 15, 1977, AND RECORDED JULY 18,
19 1977, IN VOLUME 2 OF SHORT PLATS, PAGES 82 AND 83,
20 RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING
21 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,
22 TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE W.M.

23 SITUATE in the County of Skagit, State of Washington.

24 (hereafter referred to as "Property") which lien is security for the payment of the
25 Plaintiff's judgment granted below and is hereby foreclosed and the said Property is
hereby ordered sold by the Sheriff of Skagit County, Washington, in the manner
provided by law, and the proceeds thereof shall be applied first to the payment of the
said judgment, attorney's fees, costs and increased attorney's fees and costs.

26 2. That Plaintiff shall have judgment against the Defendants and their marital
27 community (a) for all past due assessments and late fees against the Property,
28 including those which fell due during the pendency of this proceeding totaling
29 \$563.78; and (b) for its attorney's fees and costs reasonably incurred in and prior to
this proceeding in the amount of \$4,489.50; for a total amount of \$5,053.28; and for

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1 its legal fees and costs incurred in connection with the future foreclosure sale of the
2 Property or enforcement of the judgment entered herein upon application to this
3 Court.

- 4 3. That Plaintiff be and is hereby granted the right to become a bidder and purchaser at
5 the sale.
- 6 4. That all right, title, claim of interest of the Defendants, or any of them, and of all
7 persons claiming by, through or under them, or any of them, in and to the Property or
8 part thereof is inferior and subordinate to Plaintiff's lien and is hereby forever
9 foreclosed except only for the statutory right of redemption, if any, allowed by law.
- 10 5. That Plaintiff shall have judgment and execution against Defendants HINDMAN for
11 any deficiency that may remain after applying all proceeds of said sale to the total
12 judgment amount.
- 13 6. That in the event of foreclosure sale, the period of redemption shall be (per RCW
14 61.12.095) 12 months from the date of the Sheriff's sale and the Sheriff shall issue the
15 Sheriff's deed at the termination of that 12-month period.

16 RE: Violations Of CCRs

- 17 7. That Defendants are hereby ordered to comply with the provisions the community's
18 Declaration Of Covenants, Conditions, Restrictions And Reservations For
19 Thunderbird Terrace ("CCRs") recorded 5/3/06 under Skagit County recording no.
20 200605030007 by correcting the following violations of same and are further enjoined
21 from further and future violations of the same:
- 22 i. Defendants shall not now or hereafter park vehicles on their lawn nor shall
23 they direct or permit others visiting or residing at their above-described
24 Property to do so.
- 25 ii. Defendants shall not now or hereafter park vehicles or place signs or other
items in areas constituting "Common Areas" of the Thunderbird Terrace
community, including without limitation any shared driveway and Thunderbird
Terrace community easement areas as delineated on the Thunderbird Terrace
plat map (recording number 200503070126), nor shall they direct or permit
others visiting or residing at their above-described Property to do so.
- iii. Defendants shall now and hereafter maintain their lot in a manner that
complies with the CCRs. In this regard, they specifically are directed to
maintain their lawn and landscaping at all times in a reasonably neat and
presentable manner, to regularly mow (at least twice per month during the
growing season) and regularly weed their landscape and planting areas.

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iv. Defendants shall now and hereafter refrain from placing, dropping or depositing trash, debris, litter and/or unwanted or discarded items on their lot, nor shall they direct or permit others visiting or residing at their above-described Property to do so, and shall promptly pick up such items/materials and take any other steps necessary to at all times establish and maintain a reasonably clean and tidy Property appearance.

8. The Court retains jurisdiction to enforce these orders should further action become necessary to secure compliance.

9. That Plaintiff shall have judgment against the Defendants and their marital community for its attorney's fees and costs reasonably incurred in and prior to this proceeding seeking to enforce the CCRs and obtain Defendants' compliance with the same. The amount of such judgment is included in the fees and costs set forth in paragraph b above.

10. Judgment amounts other than interest shall bear interest at the rate of 12% per annum from the date hereof.

The Clerk shall forthwith enter judgment in accordance herewith and issue an Order for Sale for the Property in question.

DONE IN OPEN COURT this 6 day of Dec, 2013.

Signed By [Signature]
Judge/Court Commissioner

Presented By:

HANSEN McCONNELL & PELLIGRINI, PLLC

[Signature]
Stephen W. Hansen, WSBA #07254
Attorney for Plaintiff

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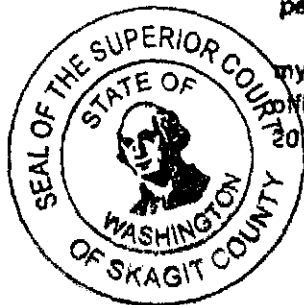


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UNOFFICIAL

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 4 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 31 day of Dec, 2013
Nancy K. Scott, County Clerk

By L. Petzel
Deputy Clerk

