



201404170016

Skagit County Auditor

\$76.00

4/17/2014 Page

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5 10:21AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Decree Quieting Title
13-2-01296-3

Grantor: (1) Babbitt Properties
(2) Union Bank
(3) Public

Grantee: Matthew Mahaffie

Legal Description: ptn Govt. Lot 7 30-35N-5EWM

Additional Legal Description Located on Pages 4-5

Assessor's Property Tax Parcel or Account No.: P40396; P40397; P40425

Reference Nos of Documents Assigned or Released: 201003250062

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2014 APR 14 PM 1:17

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

MATTHEW MAHAFFIE, an unmarried
person

Plaintiff

vs.

BABBIT PROPERTIES LLC,, a
Washington limited liability company;
UNION BANK, N.A.; AND ALL
PERSONS UNKNOWN CLAIMING
ANY INTEREST IN THE SUBJECT
REAL PROPERTY

Defendants

Nº 13-2-01296-3

DECREE QUIETING TITLE
AND INVALIDATING
PURPORTED EASEMENT

ORIGINAL

THIS MATTER HAVING COME ON EX PARTE, the Court having entered an order of
default against defendant Babbit Properties LLC, and Union Bank having been nonsuited by
stipulation and the unknown defendants having been nonsuited on the motion of the Plaintiff, and
the Court having entered its findings of fact and conclusions of law; now, therefore, IT IS
HEREBY ORDERED & DECREED AS FOLLOWS:

1. That title in and to the following-described real property, wholly located within Skagit
County, Washington, be and hereby is quieted in Plaintiff in fee simple, exclusive of the
claims of Babbitt Properties and Union Bank, N.A. or their respective successors:

See attached Exhibit A



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CRAIG D. SJOSTROM

Attorney at Law WSBA #21149

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cdsjostrom@comcast.net

DECREE QUIETING TITLE

C:\S.L.O\CLIENTS\MAHAFFIE, MATT\LEADINGS\DECREE.WPD

2. Without limiting the foregoing, the document entitled "Quit Claim Deed Easement", dated March 24th, 2010, and recorded under Skagit County Auditor's File No. 2010003250062, is hereby rendered wholly invalid and of no force and effect whatsoever, as of the date of the Skagit County tax sale referenced in the Complaint.

DATED: 4-14-14


JUDGE/COMMISSIONER

Presented by:


CRAIG SJOSTROM WSBA#21149
Attorney for Plaintiff



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EXHIBIT A

Mahaffie Property

That portion of Government Lot 7, Section 30, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the intersection of the West line of Government Lot 7 and the North line of the South Skagit Highway No. 360;

thence Northeasterly along the North line of the said South Skagit Highway a distance of 83.01 feet to the true point of beginning of this description;

thence from said true point of beginning continue Northeasterly along the North line of the said South Skagit Highway a distance of 83.01 feet;

thence North parallel to the West line of the said Lot 7 to the Skagit River;

thence Westerly along the Skagit River to a point that bears North $0^{\circ} 14' 43''$ West from the true point of beginning;

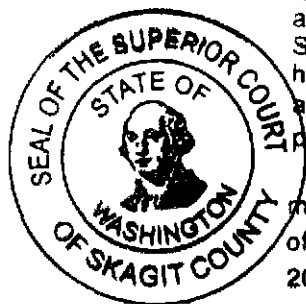
thence South $0^{\circ} 14' 43''$ East to the true point of beginning.



201404170016

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 3 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 14 day of April, 2014. Nancy K. Scott, County Clerk

By Kathleen Zaitell
Deputy Clerk

