



201404220035

Skagit County Auditor

4/22/2014 Page

1 of

\$77.00

6 10:20AM

**AFTER RECORDING RETURN TO:**

Attn: Kayla Slater  
RCO Legal, P.S.  
13555 SE 36<sup>th</sup> Street, Suite 300  
Bellevue, WA 98006  
Ref: 7604.52064

**Document Title(s):**

Stipulated Judgment as to Bank of America, N.A.

**Reference Number:** 201009210071

**Plaintiff(s):** Deutsche Bank Trust Company; Northwest Trustee Services, Inc.

**Defendant(s):** Michael J. Paul; Bank of America, N.A.; Cascade River Community Club

**Abbreviated Legal Description as follows:**

LOT 105, "CSACADE RIVER PARK NO. 1"

**Assessor's Property Tax Parcel/Account Number(s):** 3871-00-105-0004 / P63654

2013 MAY -9 PM 4:48

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

DEUTSCHE BANK TRUST COMPANY, AND )  
NORTHWEST TRUSTEE SERVICES, INC., )

Plaintiffs, )

v. )

MICHAEL J. PAUL, a single man, BANK OF )  
AMERICA, N.A., AND CASCADE RIVER )  
COMMUNITY CLUB, )

Defendants. )

No. 12-2-00600-1

**STIPULATION TO QUIET TITLE  
AND FOR DECLARATORY  
JUDGMENT AS TO BANK OF  
AMERICA, N.A.**

*[Clerk's Action Required]*

SUMMARY OF JUDGMENT

Judgment Creditor: Deutsche Bank Trust Company and Northwest Trustee Services, Inc.

Judgment Plaintiff's  
Attorney:

Kathleen Allen  
Routh Crabtree Olsen, P.S.  
13555 SE 36th Street, Suite 300  
Bellevue, WA 98006

Judgment Debtors: None. All relief declaratory or *in rem* in nature.

Judgment Debtor's  
Attorney:

Philip R. Meade  
Rossi F. Maddalena  
Merrick, Hofstedt & Lindsey, P.S.  
3101 Western Avenue, Suite 200  
Seattle, WA 98121

TOTAL JUDGMENT AMOUNT: \$0.00

JUDGMENT INTEREST RATE: N/A



201404220035

Skagit County Auditor

\$77.00

4/22/2014 Page

2 of

6 10:20AM

ORIGINAL

ROUTH  
CRABTREE  
OLSEN, P.S.

13555 SE 36th St., Ste 300  
Bellevue, WA 98006  
Telephone: 425.458.2121  
Facsimile: 425.425.2131

ROUTH W D 1719

1 SKAGIT COUNTY TAX PARCEL NO.: P63654

2 ABBREVIATED LEGAL DESCRIPTION: LOT 105, "CASCADE RIVER PARK NO. 1"

3 Plaintiffs Deutsche Bank Trust Company and Northwest Trustee Services, Inc., and  
4 defendant Bank of America, N.A. hereby stipulate and agree as follows:  
5

6 **STIPULATION**

7 1. The real property to which this action relates is commonly known as 64108 East Cascade  
8 Drive, Marblemount, WA, 98267 (the "Property"), and more particularly described as follows:

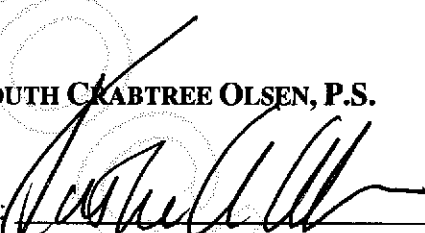
9 Lot 105, Cascade River Park No. 1, according to the plat thereof recorded in Volume  
10 8 of Plats, Pages 55 through 59, records of Skagit County, Washington. Situated in  
11 Skagit County, Washington.

12 2. The parties collectively agree to the facts set forth in the Complaint as if repeated word for  
13 word herein.


14 3. The parties collectively request the Court to grant the prayers for relief set forth in the  
15 Complaint as if repeated word for word herein.

16 DATED this 3<sup>rd</sup> day of May, 2013.

17 ROUTH CRABTREE OLSEN, P.S.

18 By:   
19 Kathleen Allen, WSBA No. 19655  
20 Attorneys for Plaintiffs

21 DATED this 29<sup>th</sup> day of April, 2013.

22  
23 By:   
24 Philip R. Meade, WSBA No. 14671  
25 Rossi F. Maddalena, WSBA No. 39351  
26 Attorneys for Defendant Bank of  
America, N.A.



Skagit County Auditor \$77.00  
// 4/22/2014 Page 3 of 6 10:20AM

1  
2 **DECLARATORY JUDGMENT**

3 Premised upon the above Stipulation and for good cause showing, It Is Hereby

4 1. ORDERED, ADJUDGED, AND DECREED that the trustee foreclosure sale held on  
5 September 10, 2010 concerning the above referenced Property is void; It Is Further

6 2. ORDERED, ADJUDGED, AND DECREED that the Trustee's Deed recorded  
7 September 21, 2010 under Skagit County Auditor's File No. 201009210071 is void; It Is  
8 Further

9 3. ORDERED, ADJUDGED, AND DECREED that title to the Property is restored to the  
10 condition that existed just prior to the trustee sale of the Property; It Is Further

11 4. ORDERED, ADJUDGED, AND DECREED that the Deed of Trust recorded June 2,  
12 2003 under Skagit County Auditor's File No. 200306020297 is hereby reinstated upon the  
13 Property. The Deed of Trust, as reinstated, shall maintain the same lien priority position,  
14 recording date and recording number in place before the trustee sale occurred and the Trustee's  
15 Deed was executed and recorded; It Is Further

16 5. ORDERED, ADJUDGED, AND DECREED that no excise tax is owed to the State of  
17 Washington for the rescission of the trustee sale; and It Is Further

18 6. ORDERED, ADJUDGED, AND DECREED that each party shall bear its own attorney fees  
19 and costs as related to this matter.

20  
21  
22 DONE EX PARTE this 9 day of May, 2013.



26 201404220035

Skagit County Auditor \$77.00  
4/22/2014 Page 4 of 6 10:20AM

*Susan K Cook*  
JUDGE/COURT COMMISSIONER

1 **Presented by:**

2 **ROUTH CRABTREE OLSEN, P.S.**

3  
4  
5 By: 

6 Kathleen Allen, WSBA No. 19965  
7 Attorneys for Plaintiffs

8 **Stipulated to and Notice of Presentation waived by:**

9 By: 

10 Philip R. Meade, WSBA No. 14671  
11 Rossi F. Maddalena, WSBA No. 39351  
12 Attorneys for Defendant Bank of America, N.A.



23 201404220035

24 Skagit County Auditor

25 4/22/2014 Page

5 of

\$77.00

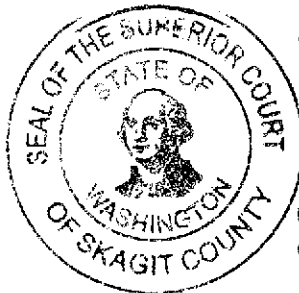
6 10:20AM

UNOFFICIAL DOCUMENT

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 9 day of May, 2013. Nancy K. Scott, County Clerk.



By [Signature]  
Deputy Clerk

