

Skagit County Auditor  
4/22/2014 Page

1 of

\$77.00  
6 10:21AM

**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 Cascade River Community Club

**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

SKAGIT COUNTY, WASH  
FILED

MAY 09 2013

NANCY K. SCOTT, CO. CLERK  
Deputy

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 CASCADE  
RIVER COMMUNITY CLUB

[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: Craig Sjorstrom  
Attorney at Law  
1204 Cleveland Avenue  
Mount Vernon, WA 98273

TOTAL JUDGMENT AMOUNT: \$0.00

JUDGMENT INTEREST RATE: N/A

SKAGIT COUNTY TAX PARCEL NO.: P63654



Skagit County Auditor  
4/22/2014 Page

2 of

\$77.00

6 10:21AM

STIPULATION FOR DECLARATORY JUDGMENT  
AS TO DEFENDANT CASCADE RIVER  
COMMUNITY CLUB - PAGE 1 OF 4

ORIGINAL

ROUTH  
CRABTREE  
OLSEN, P.S.

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

PAID BY TLP 5/9

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

2 Plaintiffs Deutsche Bank Trust Company and Northwest Trustee Services, Inc., and  
3 defendant Cascade River Community Club hereby stipulate and agree as follows:

4 **STIPULATION**

5  
6 1. The real property to which this action relates is commonly known as 64108 East Cascade  
7 Drive, Marblemount, WA, 98267 (the "Property"), and more particularly described as follows:

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

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

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

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

16 ROUTH CRABTREE OLSEN, P.S.

17  
18 By: [Signature]  
19 Kathleen Allen, WSBA No. 19655  
Attorneys for Plaintiffs

20 DATED this 21<sup>st</sup> day of Jan., 2013.

21  
22  
23 By: [Signature]  
24 Craig Sjostrom, WSBA No. 21149  
Attorneys for Defendant Cascade River  
Community Club



Skagit County Auditor \$77.00  
4/22/2014 Page 3 of 6 10:21AM

**DECLARATORY JUDGMENT**

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

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

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

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

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

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

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

DONE EX PARTE this 9 day of May, 2013.

*Susan K Cook*  
JUDGE/COURT COMMISSIONER



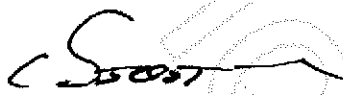
Skagit County Auditor \$77.00  
4/22/2014 Page 4 of 6 10:21AM

1 **Presented by:**

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

3  
4 By:   
5 Kathleen Allen, WSBA No. 19965  
6 Attorneys for Plaintiffs

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

8  
9 By:   
10 Craig Sjostrom, WSBA No. 21149  
11 Attorneys for Defendant Cascade River  
12 Community Club



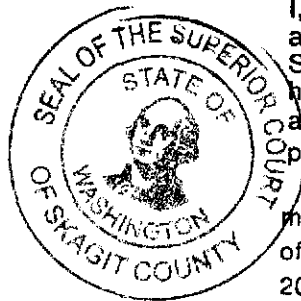
24 201404220036

25 Skagit County Auditor \$77.00  
26 4/22/2014 Page 5 of 6 10:21AM

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



201404220036