



201410200063

Skagit County Auditor \$75.00
10/20/2014 Page 1 of 4 10:24AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment
13-2-01967-4

Grantors: Ira Agnew

Grantee: Cape Horn Maint. Co.

Legal Description: Lots 29 & 30, Block F, Div. 2, Cape Horn on the Skagit

Assessor's Property Tax Parcel or Account No.: P63203 & P63204

Reference Nos of Documents Assigned or Released: 201311120113

2014 OCT 16 AM 11:07

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CAPE HORN MAINTENANCE Co., a
Washington nonprofit corporation

Plaintiff

vs.

IRA B. AGNEW, Jr., or his heirs and/or
devisees if deceased;

Defendants

Nº 13-2-01967-4

DEFAULT JUDGMENT & DECREE
OF FORECLOSURE

ORIGINAL

I. JUDGMENT SUMMARY

Judgment Creditor:	Cape Horn Maint. Co.
Judgment Debtor:	Ira B. Agnew
Principal Judgment Amount:	\$3,118.82
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$1,211.56
Attorney's Fees:	\$1,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A

II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against Defendant; now, therefore, judgment is hereby entered against Defendant, and in favor of Plaintiff, as follows:

- 2.1 Judgment shall be entered in favor of Plaintiff and against Defendants in the principal amount of \$3,118.82.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,211.56, and a reasonable attorney's fee as prayed for of \$1,500.
- 2.3 The total judgment is thus \$6,830.38. Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

DEFAULT JUDGMENT &
DECREE OF FORECLOSURE

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2 **III. DECREE OF FORECLOSURE**

3 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,
4 superior to any right, title, claim, lien or interest on the part of the Defendants or persons
5 claiming by, through or under the Defendants:

6 Lots 29 and 30, Block F, "Cape Horn on the Skagit, Division No. 2", as per the plat
7 recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County,
8 Washington.

9 (P63203 & P63204)

10 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in
11 one or more parcels in accordance with and in the manner provided by law.

12 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale
13 be applied first toward the payment of the costs of said sale and then towards the payment
14 of Plaintiff's judgment.

15 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant Agnew, in the
16 event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgments,
17 plus the costs of sale.

18 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and
19 of every person claiming by, through or under the Defendants, in or to said property,
20 including the right of possession thereof from and after said sale, be forever barred and
21 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the
22 premises as allowed by law, subject only to such statutory rights of redemption as the
23 Defendants may have by law.

24 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not
25 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the
26 Sheriff of Skagit County, Washington, to deliver possession of said premises to the
27 Plaintiff.

28 DONE EX PARTE on 10 / 16, 2014.

29 
30 JUDGE/ COMMISSIONER

Presented by:

31 
32 CRAIG SJOSTROM #21149
33 Attorney for Plaintiff



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36 \$75.00
37 4 10:24AM

38 **CRAIG D. SJOSTROM**

39 Attorney at Law WSBA #21149

1204 Cleveland Ave., Mt. Vernon, Wash. 98273

(360) 848-0339 FAX (360) 336-3488

cdsjostrom@comcast.net

40 *DEFAULT JUDGMENT*

& DECREE OF FORECLOSURE

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UNOFFICIAL DOCUMENT



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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 2 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 16 day of OCT, 20 14. Nancy K. Scott, County Clerk.

By Sherry Kress
Deputy Clerk