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Skagit County Auditor
5/18/2015 Page

1 of

\$75.00
4 11:35AM

ORDER APPOINTING CUSTODIAL RECEIVER

GRANTOR: BARBARA L. ISHAM, successor in interest to KARL M. ISHAM, deceased; ANY UNKNOWN HEIRS, DEVISEES OR LEGATEES OF KARL M. ISHAM; and ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN

GRANTEE: MADDOX HIGHLANDS CONDOMINIUM II ASSOCIATION

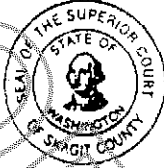
LEGAL DESCRIPTION: UNIT 2, BUILDING 1, "MADDOX HIGHLANDS CONDOMINIUM II," ACCORDING TO DECLARATION THEREOF RECORDED AUGUST 5, 2002 UNDER AUDITOR'S FILE NO. 200208050149, RECORDS OF SKAGIT COUNTY, WASHINGTON AND AMENDED SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200208050148, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS B-13 AND B-14, MADDOX CREEK P.U.D., PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 14, 2000, UNDER AUDITOR'S FILE NO. 200008140137, RECORDS OF SKAGIT COUNTY. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

ASSESSOR'S TAX PARCEL NO: P119420 WITH AN ACCOUNT NUMBER OF 4798-001-002-0000

REFERENCE # (If applicable): CASE NO. 15-2-00372-3

ORIGINAL

1 I, MAVIS E. BETZ, Clerk of the Superior Court of
2 the State of Washington, for Skagit County, do
3 hereby certify that this is a true copy of the original
4 now on file in my office. Dated 5/11/2015



MAVIS E. BETZ, County Clerk
By: [Signature]
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2015 MAY -1 AM 10:17

7 THE SUPERIOR COURT OF THE STATE OF WASHINGTON
8 FOR THE COUNTY OF SKAGIT

8 MADDOX HIGHLANDS CONDOMINIUM
9 II ASSOCIATION, a Washington Non-
10 Profit Corporation,
11 Plaintiff,

12 v.

11 BARBARA L. ISHAM, successor in
12 interest to KARL M. ISHAM, deceased;
13 ANY UNKNOWN HEIRS, DEVISEES OR
14 LEGATEES OF KARL M. ISHAM; and
15 ALSO ALL OTHER PERSONS OR
16 PARTIES UNKNOWN CLAIMING ANY
17 RIGHT, TITLE, ESTATE, LIEN, OR
18 INTEREST IN THE REAL ESTATE
19 DESCRIBED IN THE COMPLAINT
20 HEREIN,

21 Defendants.

Case No. 15-2-00372-3

ORDER APPOINTING CUSTODIAL
RECEIVER

18 THIS MATTER came before the Court on the motion of Plaintiff, Maddox
19 Highlands Condominium II Association, for Appointment of a Custodial Receiver. The
20 Court has reviewed said Motion, the Declaration of Alex Odell; the Declaration of
21 Rachel R. Burkemper; the Declaration of Gary DeBoer; and the attached exhibits, the
22 Declaration of Mailing; and the responsive pleadings, if any. The Court finds that the
23 relief requested is appropriate and is authorized under the applicable law(s).
24
25

1 WHEREFORE, for the reasons stated in the Plaintiff's Motion, IT IS HEREBY
2 ORDERED that Plaintiff's Motion for Appointment of Custodial Receiver is GRANTED.
3 The Court hereby appoints Gary DeBoer, as owner of FWCR Services, LLC, to serve as
4 custodial receiver ("Receiver") over and for that certain real property known as Unit 2, at
5 Maddox Highlands II Condominium in Mount Vernon, Washington (the "Unit"), which
6 has the common address of 1400 Lindsay Loop #2, Mount Vernon, WA 98274, and which
7 is legally described as:

8 UNIT 2, BUILDING 1, "MADDOX HIGHLANDS CONDOMINIUM II," ACCORDING TO
9 DECLARATION THEREOF RECORDED AUGUST 5, 2002 UNDER AUDITOR'S FILE
10 NO. 200208050149, RECORDS OF SKAGIT COUNTY, WASHINGTON AND
11 AMENDED SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S
12 FILE NO. 200208050148, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A
13 PORTION OF LOTS B-13 AND B-14, MADDOX CREEK P.U.D., PHASE 3,
14 ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 14, 2000, UNDER
15 AUDITOR'S FILE NO. 200008140137, RECORDS OF SKAGIT COUNTY. SITUATE IN
16 THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

17 ALSO SHOWN OF RECORD AS TAX PARCEL NUMBER: P119420 WITH AN
18 ACCOUNT NUMBER OF 4798-001-002-0000.

19 The Receiver is ordered to post a bond in the amount of \$2,000 with the Clerk of
20 the Court. The Receiver shall be empowered to obtain possession of the
21 aforementioned Unit, refurbish it for rental up to a reasonable standard for rental units in
22 this type of condominium if, in the Receiver's sole discretion, such action is deemed
23 necessary. The Receiver shall be empowered to rent the Unit to third parties, collect
24 the resulting rent payments, and apply the rent payments in accordance with RCW
25 64.34.364(10).

26 DATED this 1 day of May, 2015.

27 
JUDGE/COURT COMMISSIONER

Presented by:

CONDOMINIUM LAW GROUP, PLLC

Rachel R. Burkemper, WSBA #39989
Attorneys for Plaintiff