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Skagit County Auditor

\$76.00

10/7/2015 Page

1 of

5 11:02AM

Document Title: DEFAULT JUDGMENT AND DECREE QUIETING TITLE
Grantor /Defendants: KENNETH L. MITCHELL, as his separate estate; UNKNOWN
HEIRS AND CREDITORS OF KENNETH L. MITCHELL;
and ALL OTHER PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR
INTEREST IN THE REAL ESTATE DESCRIBED IN THE
COMPLAINT HEREIN
Grantees/Plaintiffs: RAY W. MITCHELL, a single man, also known as RAE W.
MITCHELL
Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: Section 10, Township 34 North, Range 4 East; Ptn. NW
NW aka Tr 2 36-78
Additional Legal on page(s): 2, 3
Assessor's Tax Parcel No.: 340410-2-006-0301 (P24464)

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2015 OCT -5 PM 12:19

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 10-6-2015



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

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

RAY W. MITCHELL, a single man, also known as RAE W. MITCHELL,

Plaintiff,

vs.

KENNETH L. MITCHELL, as his separate estate; UNKNOWN HEIRS AND CREDITORS OF KENNETH L. MITCHELL; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN,

Defendants.

Case No.: 15 2 01037 1

DEFAULT JUDGMENT AND DECREE QUIETING TITLE

THIS MATTER having come on regularly for hearing this day before the undersigned Judge/Commissioner of the above-titled court upon the Motion of Plaintiff for the entry of a Default Judgment against the Defendants named herein and a Decree Quieting Title; and it appearing from the records and files herein and the Affidavit of John T. Burke of Skagit Law Group, PLLC, attorneys for Plaintiff, to the court that:

DEFAULT JUDGMENT AND DECREE QUIETING TITLE - 1

Skagit Law Group, PLLC
Post Office Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, Washington 98273
Telephone: 360.336.1000 • Facsimile: 360.336.6690

ORIGINAL

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1. Defendants KENNETH L. MITCHELL, as his separate estate; UNKNOWN HEIRS AND CREDITORS OF KENNETH L. MITCHELL; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN, with regard to the real estate described as follows:

Tract 2 of Short Plat No. 36-78, approved June 14, 1978, recorded June 14, 1978, under Auditor's File No. 881430 in Book 2 of Short Plats at Page 228, records of Skagit County, Washington, being a portion of the Northwest ¼ of the Northwest ¼ of Section 10, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

were declared to be in default, and the court entered an Order of Default, which Order is on file herein. Plaintiff is therefore entitled to the judgment set forth herein.

2. Service by publication was made on the Defendants as required by law; that the time for answering by or on behalf of each Defendant has expired; and that each and all of the Defendants are wholly in default.

3. Venue is proper in this action.

4. That Plaintiff, RAY W. MITCHELL, a single man, also known as RAE W. MITCHELL, together with his predecessors in title, have been in the actual, open, adverse, notorious, and uninterrupted possession of the Property for more than ten (10) years immediately prior to the filing of the Complaint herein, and has a connected title deducible of records from the United States of America, State of Washington, Skagit County.

5. That each and every other person or party claiming any right, title, estate, lien or interest whatsoever in and to the property is included and made a party defendant herein under

1 the name and title of "all other persons or parties unknown claiming any right, title, estate, lien
2 or interest in the real estate described in the Complaint herein."

3 6. That the Defendants, and each of them, may claim some right, title, estate, lien or
4 interest in and to the property adverse to Plaintiff's fee simple title, but in truth and fact the
5 Defendants, and each of them, have no interest, lien, estate, title or right whatsoever in and to
6 the Property.

7 The court being fully advised in the premises, now, therefore, it is

8 ORDERED AS FOLLOWS:

9 1. That fee simple title in and to lands and premises in Skagit County, Washington,
10 described as:

11 Tract 2 of Short Plat No. 36-78, approved June 14, 1978, recorded June 14,
12 1978, under Auditor's File No. 881430 in Book 2 of Short Plats at Page 228,
13 records of Skagit County, Washington, being a portion of the Northwest ¼ of the
14 Northwest ¼ of Section 10, Township 34 North, Range 4 East, W.M.

15 Situate in the County of Skagit, State of Washington.

16 be and the same is hereby quieted, established, and confirmed in Plaintiff, RAY W.
17 MITCHELL, a single man, also known as RAE W. MITCHELL, in fee simple, against the
18 claims of the Defendants named in the Complaint on file herein.

19 2. That each and all of the Defendants, and all other persons or parties unknown,
20 claiming any right, title, estate, lien or interest in or to said real estate or any portion thereof,
21 and all persons claiming under the Defendants, or any of them, be and they are hereby forever
22 barred from having or asserting any right, title, estate, lien, or interest in the Property, or any
23 part thereof, adverse to Plaintiff.

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25 DEFAULT JUDGMENT AND
DECREE QUIETING TITLE - 3

Skagit Law Group, PLLC
Post Office Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, Washington 98273
Telephone: 360.336.1000 • Facsimile: 360.336.6690

1 DATED this 5 day of October, 2015.

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3 JUDGE

4 Presented by:

5 SKAGIT LAW GROUP, PLLC

6
7 By 

8 JOHN T. BURKE, WSBA #37952
9 Attorneys for Plaintiff

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DEFAULT JUDGMENT AND
DECREE QUIETING TITLE - 4

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