

Filed for Record at Request of:

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Skagit County Auditor

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10/8/2015 Page

1 of

5 10:09AM

**DOCUMENT TITLE:**

DEFAULT JUDGMENT

**REFERENCE NUMBER OF DOCUMENTS ASSIGNED OR RELEASED:**

N/A

**GRANTORS:**

DARIN ELLIS

**GRANTEE:**

LAKE TYEE

**ABBREVIATED LEGAL DESCRIPTION:**

LOT 42, BLOCK A, DIV. II, LAKE TYEE

Additional Legal Description can be found on page 2 of document.

**TAX PARCEL ID #:**

P78873

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 9-21-2015



MAVIS E. BETZ, County Clerk

By [Signature]  
Deputy Clerk

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2015 SEP 21 PM 2:19

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

LAKE TYEE, a Washington  
non-profit corporation,

Plaintiff,

vs.

DARIN ELLIS,

Defendant.

No. 15-2-00907-1

DEFAULT JUDGMENT

**JUDGMENT SUMMARY**

Creditor:	Lake Tyee
Debtor:	Darin Ellis
Principal Judgment:	\$3,562.95
Post-judgment Interest:	12% per annum
Attorneys' Fees:	\$2,500.00
Costs:	\$835.50
Attorney for Judgment Creditor:	Seth A. Woolson, WSBA #37973 Richard A. Davis III, WSBA #20940
Attorney for Judgment Debtor:	N/A

1 **THIS MATTER** having come before the Court on Plaintiff's Motion for Order of  
2 Default, Default Judgment and Order of Foreclosure before the undersigned judge; and the  
3 Court having considered the evidence submitted in the records and files herein, and being  
4 duly advised in the premises;

5 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as follows:

6 1. Plaintiff is hereby awarded the principal judgment of \$3,562.95 against Defendant,  
7 Darin Ellis, including pre-judgment interest on the unpaid balance.

8 2. Plaintiff is hereby awarded its attorneys' fees in the amount of \$2,500.00 and costs  
9 in the amount of \$835.50 against Defendant, Darin Ellis.

10 3. Interest shall accrue on the unpaid judgment, attorneys' fees and costs at the rate  
11 of twelve percent (12%) per annum, until paid.

12 4. Plaintiff is hereby awarded judgment and foreclosure against all of the Defendant's  
13 interest in the real property (the "Property") legally described as follows:

14 LOT A-42, "LAKE TYEE DIVISION NO. II," AS PER PLAT  
15 RECORDED IN VOLUME 11 OF PLATS, PAGES 15 THROUGH 24,  
16 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON;

17 SITUATE IN SKAGIT COUNTY, WASHINGTON;

18 TAX PARCEL NO. P78873.

19 5. Plaintiff's lien is hereby declared a valid lien against the Property. Said lien is  
20 hereby foreclosed as in the case of a mortgage in the manner provided by Washington State  
21 law, and the proceeds thereof shall be first applied to such other additional amounts for  
22 taxes, assessments, costs of foreclosure, interest, and the remainder to satisfy the judgment,  
23 together with interest thereon from the date of judgment, plus all additional assessments and  
24 late charges that come due prior to the date of sale.

1 6. A deficiency judgment shall be entered against Defendant, Darin Ellis, for any  
2 amount of the judgment left unsatisfied.

3 7. Further levy and sales may be made under the same execution upon other  
4 property of the Defendant, Darin Ellis, including but not limited to any mobile home, trailer or  
5 improvements which may be situated on the Property.

6 8. That Plaintiff may, as an alternative to further levy and sales, remove any property  
7 from the Property, including any mobile home, trailer or improvements remaining on the  
8 Property following confirmation of sale of the underlying Property, and dispose of it in any  
9 manner that the Plaintiff sees fit, without further order from this Court.

10 9. Defendant's period of redemption is one (1) year from the date of the Sheriff's  
11 sale, and the Sheriff is hereby ordered to issue the Sheriff's deed to the purchaser at the  
12 termination of the one (1) year period, if not earlier redeemed. Nothing herein shall excuse  
13 Defendants from paying all dues and assessments owing at the time of redemption.

14 10. The purchaser is hereby entitled to immediate possession of the Property.

15 11. Plaintiff is hereby granted the right to become a bidder and purchaser at the sale.  
16 If Plaintiff is the successful bidder, it may apply the whole or any part of the judgment herein  
17 granted in lieu of cash to satisfy the bid.

18 12. The rights of the Defendant are hereby adjudged to be inferior and subordinate to  
19 the Plaintiff's judgment and are hereby foreclosed upon except for the statutory right to  
20 redemption.

21 13. Plaintiff is hereby awarded, pursuant to its bylaws, its attorneys' fees and costs of  
22 collection and/or foreclosure against Defendant, Darin Ellis.

23 14. Plaintiff may also obtain further judgment on additional dues and assessments  
24 which may become due by submitting a subsequent affidavit to that effect.  
25

1 DONE IN OPEN COURT this 21 day of Sept, 2015.

2  
3 Dee Needy  
4 JUDGE/COURT COMMISSIONER

5 Presented By:

6  
7 [Signature]  
8 Seth A. Woolson, WSBA #37973  
9 Richard A. Davis III, WSBA #20940  
10 CHMELIK SITKIN & DAVIS P.S.  
11 Attorneys for Plaintiff  
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