



201510150088

Skagit County Auditor \$77.00  
10/15/2015 Page 1 of 5 2:04PM



201510070023

Skagit County Auditor \$76.00  
10/7/2015 Page 1 of 5 11:02AM

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:  
SKAGIT LAW GROUP, PLLC  
P.O. BOX 336/227 FREEWAY DRIVE, SUITE B  
MOUNT VERNON, WA 98273

*Re-newed for Treasurer's Stamp*

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)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154214  
OCT 15 2015

Amount Paid \$  
Skagit Co. Treasurer  
By *mm* Deputy

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  
FILED  
DOCCUMENT

4

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.

24 ///

25 DEFAULT JUDGMENT AND  
DECREE QUIETING TITLE - 3

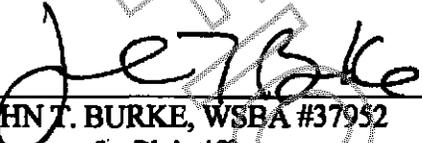
**Skagit Law Group, PLLC**  
Post Office Box 336 / 227 Freeway Drive, Suite B  
Mount Vernon, Washington 98273  
Telephone: 360.336.1000 • Facsimile: 360.336.6690

1 DATED this 5 day of October, 2015.

2  
3   
4 JUDGE

5 Presented by:

6 SKAGIT LAW GROUP, PLLC

7 By 

8 JOHN T. BURKE, WSBA #37952  
9 Attorneys for Plaintiff  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

25 DEFAULT JUDGMENT AND  
DECREE QUIETING TITLE - 4

**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