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Skagit County Auditor

\$75.00

4/11/2016 Page

1 of

3 2:39PM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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***Judgment***  
**15-2-01630-2**

**Grantor:** John Nestor

**Grantee:** Cape Horn Maint. Co.

**Legal Description:** Lots 33, 34, & 35, Block H, Cape Horn on the Skagit, Div. 2

**Assessor's Property Tax Parcel or Account Nos.:** P63269; P63270; P63271

**Reference Nos of Documents Assigned or Released:** N/A

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 7-11-2016



MAVIS E. BETZ, County Clerk

By: [Signature]  
Deputy Clerk

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2016 APR 11 AM 10:11

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

CAPE HORN MAINTENANCE Co., a  
Washington nonprofit corporation

Plaintiff

vs.

JOHN NESTOR, as his separate property  
if married

Defendant

N<sup>o</sup> 15-2-01630-2

DEFAULT JUDGMENT & DECREE  
OF FORECLOSURE

**I. JUDGMENT SUMMARY**

Judgment Creditor:	Cape Horn Maint. Co.
Judgment Debtor:	John Nestor
Principal Judgment Amount:	\$2,344.15
Interest to Date of Judgment:	\$0.00
Taxable Costs:	\$1,305.26
Attorney's Fees:	\$1,500.00
Attorney for Judgment Creditor:	Craig Sjostrom #21149
Attorney for Judgment Debtor:	N/A
Property Description:	Lots 33-35, Block H, Cape Horn Div. 2
Tax Parcel Numbers:	P63269; P63270; P63271

**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 Defendant in the principal amount of \$2,344.15.
- 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,305.26, and a

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DEFAULT JUDGMENT &  
DECREE OF FORECLOSURE

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reasonable attorney's fee as prayed for of \$1,500.

2.3 The total judgment is thus \$5,149.41. Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.

### III. DECREE OF FORECLOSURE

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

Lots 33, 34 and 35, Block H, "CAPE HORN ON THE SKAGIT, DIV. No. 2", as per the plat recorded in Volume 9 of Plats, pages 14-19 inclusive, records of Skagit County, Washington.

(P63269, P63270, P63271)

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

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

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

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

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

DONE EX PARTE on 4/11/16, 2016.

  
JUDGE/ COMMISSIONER

Presented by:

  
CRAIG SJOSTROM #21149  
Attorney for Plaintiff

**CRAIG D. SJOSTROM**

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DEFAULT JUDGMENT

& DECREE OF FORECLOSURE

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