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After recording return to:

Sallye N. Quinn
BARRON SMITH DAUGERT, PLLC
PO Box 5008
Bellingham, WA 98227

Skagit County Auditor

\$78.00

5/8/2016 Page

1 of

6 10:23AM

DOCUMENT TITLE: Amended Default Judgment Quieting Title

PLAINTIFFS: Skagit Valley Farm LLC, a Washington limited liability company, and Patricia Brooks, trustee of the Patricia Brooks Trust dated 1/23/13

DEFENDANTS: The Unknown Heirs of Chas W. Heather, aka Charles A. Heather, aka Charles W. Heather, aka C.W. Heather, Deceased; Unknown Heirs of Edith A. Heather, Deceased; The Unknown Heirs of Florence Hayes, Deceased; Jerry W. Hayes; Bradley M. Hayes; Brian Hayes and also All Other Person or Parties Unknown Claiming Any Right, Title, Estate, Lien or Interest in the Real Estate Described Herein

ABBREVIATED LEGAL DESCRIPTION: Ptn SE 1/4 SW 1/4, S6 T34N R4E

Full legal description on pages 5-6

TAX PARCEL NUMBERS: P23853, P23773

COVER SHEET FOR

AMENDED DEFAULT JUDGMENT QUIETING TITLE

UNOFFICIAL DOCUMENT

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 4-29-2016

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2016 APR 22 PM 12:10



MAVIS E. BETZ, County Clerk

By: Sandra [Signature]
Deputy Clerk

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

SKAGIT VALLEY FARM LLC, a
Washington limited liability company,
and PATRICIA BROOKS, trustee of
the PATRICIA BROOKS TRUST
DATED 1/23/13,

14-2-01189-2
Case No. 08-2-01103-4

Plaintiffs,

AMENDED DEFAULT JUDGMENT
QUIETING TITLE

v.

THE UNKNOWN HEIRS OF CHAS W.
HEATHER, AKA CHARLES A.
HEATHER, AKA CHARLES W.
HEATHER, AKA C.W. HEATHER,
DECEASED; UNKNOWN HEIRS OF
EDITH A. HEATHER, DECEASED;
THE UNKNOWN HEIRS OF
FLORENCE HAYES, DECEASED;
JERRY W. HAYES; BRADLEY M.
HAYES; BRIAN HAYES 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,

Defendants.

ORIGINAL

1 THIS MATTER having come on before the Court on the plaintiffs', Skagit Valley
2 Farm LLC, a Washington limited liability company, and Patricia Brooks, trustee of the
3 Patricia Brooks Trust Dated 1/23/13 ("Plaintiffs") motion for entry of a default judgment
4 against the unknown heirs of Chas W. Heather, a/k/a Charles A. Heather, a/k/a C. W.
5 Heather, deceased, the unknown heirs of Edith A. Heather, deceased, and the unknown
6 heirs of Florence Hayes (the "Unknown Heirs") and the Court having reviewed the
7 motion for default judgment and finding good cause, it is hereby ordered as follows:

8 1. This court previously entered an Order of Default against the Unknown
9 Heirs on November 7, 2014.

10 2. Default judgment is hereby entered against the Unknown Heirs quieting title
11 to that certain real property in Skagit County described in the Complaint to Quit Title as
12 the "SVF Strip Portion" and more particularly described on the attached Exhibit A,
13 incorporated herein by this reference, in favor of the plaintiff Skagit Valley Farm LLC
14 ("SVF").

15 2. Default judgment is hereby entered against the Unknown Heirs quieting
16 title to that certain real property in Skagit County described in the Complaint to Quiet
17 Title as the "Brooks Strip Portion" and more particularly described on the attached
18 Exhibit B, incorporated herein by this reference, in favor of the plaintiff Patricia Brooks,
19 Trustee of the Patricia Brooks Trust dated 1/23/13.

20 3. This is a final Default Judgment Quieting Title.

21 DATED this 12th day of April, 2016.

22
23 
24 Judge / Court Commissioner
25
26

1 PRESENTED BY:

2 BARRON SMITH DAUGERT PLLC

3
4 
5 Sallye N. Quinn, WSBA #28659
6 Of Attorneys for Plaintiffs

7 COPY RECEIVED:

8 SKAGIT LAW GROUP PLLC

9 No appearance
10 John T. Burke, WSBA #37952
11 Of Attorneys for Hayes Defendants

EXHIBIT A

LEGAL DESCRIPTION

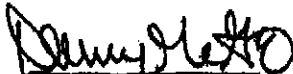
That portion the Southeast ¼ of the Southwest ¼ of Section 6, Township 34 North, Range 4 East, W.M., as conveyed to Chas Heather by Warranty Deed filed in Volume 62 of Deeds, page 631, records of Skagit County, State of Washington, more particularly described as the East 10 acres of the said Southeast ¼ of the Southwest ¼ of Section 6, Township 34 North, Range 4 East, W.M., lying North of the County Road;

EXCEPT ANY PORTION THEREOF lying East of the West line of Revised Short Plat No. 6-75, revised August 27, 1975, approved October 16, 1975, filed in Volume 1 of Short Plats, Page 72, recorded under Skagit County Auditor's File No. 825110;

AND EXCEPT the following described tract of land:

Beginning at the point of intersection of the North line of the County Road and the West line of the East 10 acres of the Southeast ¼ of the Southwest ¼ of Section 6, Township 34 North, Range 4 East, W.M., said point being the Southwest corner of a tract of land deeded to Charles A. Heather by Warranty Deed filed in Volume 62 of Deeds, page 631; thence North along the West line of said Heather tract 135 feet; thence East parallel to the North line of said subdivision 36.16 feet, more or less, to the West line of Revised Short Plat No. 6-75, revised August 27, 1975, approved October 16, 1975, filed in Volume 1 of Short Plats, Page 72, recorded under Skagit County Auditor's File No. 825110; thence South along the West line of said Short Plat No. 6-75 to the North line of said County Road; thence Westerly along the North line of said County Road to the point of beginning.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO
Registered Professional
Land Surveyor
License No. 37532
Date: May 28, 2014



EXHIBIT B

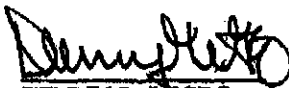
LEGAL DESCRIPTION

That portion the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East, W.M., as conveyed to Chas. Heather by Warranty Deed filed in Volume 62 of Deeds, page 631, records of Skagit County, State of Washington, more particularly described as the East 10 acres of the said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East, W.M., lying North of the County Road;

EXCEPT ANY PORTION THEREOF lying East of the West line of Revised Short Plat No. 6-75, revised August 27, 1975, approved October 16, 1975, filed in Volume 1 of Short Plats, Page 72, recorded under Skagit County Auditor's File No. 825110;

AND EXCEPT ANY PORTION THEREOF lying North of the following described tract of land: Beginning at the point of intersection of the North line of the County Road and the West line of the East 10 acres of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East, W.M., said point being the Southwest corner of a tract of land deeded to Charles A. Heather by Warranty Deed filed in Volume 62 of Deeds, page 631; thence North along the West line of said Heather tract 135 feet; thence East parallel to the North line of said subdivision 36.16 feet, more or less, to the West line of Revised Short Plat No. 6-75, revised August 27, 1975, approved October 16, 1975, filed in Volume 1 of Short Plats, Page 72, recorded under Skagit County Auditor's File No. 825110; thence South along the West line of said Short Plat No. 6-75 to the North line of said County Road; thence Westerly along the North line of said County Road to the point of beginning.

Situate in the County of Skagit, State of Washington.



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