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Skagit County Auditor

\$79.00

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1 of

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WHEN RECORDED RETURN TO:

Sasannah Dolan-Williams
Fidelity National Law Group
701 5th Avenue, Suite 2710
Seattle, WA 98104

Document Title:

Stipulated Judgment Quieting Title, Establish Deed Priority and Reforming Deed of Trust

Reference Number:

200608180141

Grantor(s):

1. Tyler Vanderpol and Joanne Vanderpol fka Joanne Harder
2. The City of Mount Vernon
3. Asset Recovery And Remediation, LLC.

Grantee(s):

1. The Bank of New York Mellon

Abbreviated Legal Description:

Tract 3, City of Mount Vernon Short Plat No. MV-6-94, as approved January 27, 1995 and recorded January 30, 1995, recorded in Volume 11 of Short Plats, pages 177 and 178, under Auditor's File No. 9501300001 records of Skagit County, Washington being a portion of Northeast Quarter of the Southeast Quarter in Section 16, Township 34 North, Range 4 East of the Willamette Meridian. Situated in Skagit County, Washington.

Assessor Parcel / Tax ID Number:

P107689 / 340416-4-004-0600

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 7-5-17



MAVIS E. BETZ, County Clerk
By: C. Saly
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2017 MAY 26 PM 1:32
WB

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

THE BANK OF NEW YORK MELLON, FKA
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE
CWALT, INC., ALTERNATIVE LOAN
TRUST 2006-31CB, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-
31CB, a foreign corporation,

Plaintiff,

vs.

TYLER S. VANDERPOL and JOANNE L.
VANDERPOL FKA JOANNE L HARDER,
husband and wife and the marital community
composed therein; THE CITY OF MOUNT
VERNON; and ASSET RECOVERY AND
REMEDATION, LLC, a Washington limited
liability company,

Defendants.

NO. 17-2-00049-6

STIPULATED JUDGMENT
QUIETING TITLE,
ESTABLISHING DEED
PRIORITY AND REFORMING
DEED OF TRUST

I. JUDGMENT SUMMARY

1. Judgment Creditor:

THE BANK OF NEW YORK MELLON, FKA
THE BANK OF NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF THE CWALT,
INC., ALTERNATIVE LOAN TRUST 2006-
31CB, MORTGAGE PASS-THROUGH

STIPULATED JUDGMENT REFORMING DEED OF TRUST - 1

FIDELITY NATIONAL LAW GROUP
701 - 5TH AVENUE, SUITE 2710
SEATTLE, WA 98104
(206) 223-4525

17-9-01896-0

CERTIFICATES, SERIES 2006-31CB

2. Attorney Judgment
Judgment Creditor:

Henry K. Hamilton
Fidelity National Law Group

3. Judgment Debtors:

TYLER S. VANDERPOL and JOANNE L. VANDERPOL FKA JOANNE L HARDER, husband and wife and the marital community composed therein; THE CITY OF MOUNT VERNON; and ASSET RECOVERY AND REMEDIATION, LLC

4. Principal Judgment Amount: \$0.00

5. Real Property Affected:

Tract 3, CITY OF MOUNT VERNON SHORT PLAT NO. MV-6-94, as approved January 27, 1995 and recorded January 30, 1995, recorded in Volume 11 of Short Plats, pages 177 and 178, under Auditor's File No. 9501300001 records of Skagit County, Washington; being a portion of Northeast Quarter of the Southeast Quarter in Section 16, Township 34 North, Range 4 East of the Willamette Meridian. Situated in Skagit County, Washington.

APN: P107689 / 340416-4-004-0600

6. Deed of Trust Affected:

The Deed of Trust dated August 16, 2006 recorded in Skagit County under recording number 200608180141 on August 18, 2006

II STIPULATION

The Parties stipulate to entry of the following Stipulated Judgment Quieting Title, Establishing Deed Priority and Reforming Deed of Trust:

1. Plaintiff is entitled to this Judgment modifying and reforming the August 16, 2006 Note and Deed of Trust to include both Tyler S. Vanderpol and Joanne L. Vanderpol fka Joanne L. Harder as if they both signed the Note and Deed of Trust, which August 16, 2006


1 Deed of Trust was recorded in Skagit County under recording number 200608180141 on August
2 18, 2006. The reformed Deed of Trust and Note shall relate back in time to the date they were
3 first signed.


4 2. Plaintiff is entitled to this Order finding that, on August 18, 2006, the Deed of
5 Trust was a valid first position security interest against the real property.

6 3. Plaintiff is entitled to this Order Quieting Title finding that, on August 18, 2006,
7 the Deed of Trust was a valid lien against the real property.

8 4. A certified copy of this Judgment may be recorded with the Skagit County
9 Auditor's Office and made a real estate record.

10 5. The parties do not waive any rights, claims or defenses not expressly waived in
11 this Stipulated Judgment.
12

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15 
16 Henry K. Hamilton, WSBA #16301
17 Fidelity National Law Group
18 701 5th Avenue, Suite 2710
19 Seattle, WA 98104
20 (206) 224-6001
21 (206) 223-4527 - FAX
22 *Attorney for Plaintiff*

13
14
15 
16 Craig E. Cammock WSBA #24185
17 Skagit Law Group, PLLC
18 P.O. Box 336/227 Freeway Drive, #B
19 Mount Vernon, WA 98273
20 (360) 336-1000
21 (360) 336-6690 - FAX
22 *Attorneys for Defendant Asset Recovery
23 and Remediation*

24 **II JUDGMENT**

25 The court having reviewed the Stipulated Judgment Quieting Title, and deeming itself
fully advised,

NOW THEREFORE, the court enters Judgment and Orders as follows:

1 1. Plaintiff is entitled to this Judgment modifying and reforming the August 16,
2 2006 Note and Deed of Trust to include both Tyler S. Vanderpol and Joanne L. Vanderpol fka
3 Joanne L. Harder as if they both signed the Note and Deed of Trust, which August 16, 2006
4 Deed of Trust was recorded in Skagit County under recording number 200608180141 on August
5 18, 2006. The reformed Deed of Trust and Note shall relate back in time to the date they were
6 first signed.
7

8 2. Plaintiff is entitled to this Order finding the August 16, 2006 Deed of Trust was
9 intended to be a first position security interest against the Property on the date it was recorded on
10 August 18, 2006.

11 3. Plaintiff is entitled to this Order Quieting Title and finding that, on August 18,
12 2006, the Deed of Trust was a valid lien against the Property.

13 4. A certified copy of this Judgment may be recorded with the Skagit County
14 Auditor's Office and made a real estate record.

15 5. The parties have not waived any rights, claims or defenses not expressly waived
16 in this Stipulated Judgment.
17

18 Dated this 26 day of May, 2017.

19
20
21 C. B. Rastor
22 SUPERIOR COURT JUDGE/COMMISSIONER
23
24
25

1 PRESENTED BY:

2 FIDELITY NATIONAL LAW GROUP

3
4 
Henry K. Hamilton, WSBA#16301

Fidelity National Law Group

5 701 5th Avenue, Suite 2710

6 Seattle, WA 98104

(206) 223-4525

7 (206) 223-4527 – FAX

henry.hamilton@fnf.com

8 *Attorney for Plaintiff*

9 APPROVED AS TO FORM, NOTICE
10 OF PRESENTATION WAIVED:

11 SKAGIT LAW GROUP, PLLC

12 
13 Craig E. Cammock WSBA #24185

Skagit Law Group, PLLC

14 P.O. Box 336/227 Freeway Drive, #B

15 Mount Vernon, WA 98273

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17 *Attorney for Defendant Asset Recovery
and Remediation*