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Skagit County Auditor

\$77.00

2/27/2018 Page

1 of

4 11:21AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Judgment
17-2-01159-5

Grantor: Bryan W. Barnwell

Grantee: City of Sedro Woolley

Legal Description: Tract B & ptn Tract A, Sedro-Woolley S/P SW-0879; ptn Lot 1, BSP SW-01-093

Assessor's Property Tax Parcel or Account No.: P76963

Reference Nos of Documents Assigned or Released: 201707240142

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 2-26-18



MAVIS E. BETZ, County Clerk
By: [Signature]
Deputy Clerk

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2018 FEB 21 PM 1:46

17-2-01159-5
DFJG
Default Judgment
2627600



IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

THE CITY OF SEDRO-WOOLLEY, a
Washington municipal corporation

Plaintiff

N^o 17-2-01159-5

DEFAULT JUDGMENT
& DECREE OF FORECLOSURE

vs.

BRYAN W. BARNWELL, as his separate
property; NATIONSTAR MORTGAGE
LLC

Defendants

I. JUDGMENT SUMMARY

| | |
|---------------------------------|---|
| Judgment Creditor: | City of Sedro Woolley |
| Judgment Debtor: | Bryan W. Barnwell |
| Principal Judgment Amount: | \$1,574.98 |
| Interest to Date of Judgment: | \$0.00 |
| Taxable Costs: | \$1,423.50 |
| Attorney's Fees: | \$2,500.00 |
| Attorney for Judgment Creditor: | Craig Sjostrom #21149 |
| Attorney for Judgment Debtor: | N/A |
| Real Property Tax Parcel No.: | P76963 |
| Legal Description: | Tract B, SW-0879; ptn Tract A, SW-0879; ptn Tract 1, BSP 01-093 |

II. JUDGMENT

THIS MATTER having come on ex parte, on Plaintiff's application for entry of judgment; the Defendants having been found in default; now, therefore judgment shall be entered against Defendants and in favor of Plaintiff, as follows:

2.1 Judgment shall be entered in favor of Plaintiff and against Defendant Bryan W. Barnwell in the principal amount of \$1,574.98.

CRAIG D. SJOSTROM

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**DEFAULT JUDGMENT &
DECREE OF FORECLOSURE**

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1 2.2 Plaintiff shall further be awarded its taxable costs in the amount of \$1,423.50, and a
2 reasonable attorney's fee as prayed for of \$2,500.

3 2.3 Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum.
4

5 **III. DECREE OF FORECLOSURE**

6 3.1 Plaintiff's lien shall be a first and prior lien upon the following-described real property,
7 superior to any right, title, claim, lien or interest on the part of the Defendants or persons
8 claiming by, through or under the Defendants:

9 Parcel A:

10 Tract B, Short Plat No. SW-0879, approved November 28th, 1979 and recorded on December 3rd,
11 1979 in Book 4 of Short Plats, page 1, under Auditor's File No. 7912030001, and being a portion
12 of Tract 15, "Sedro Acreage", as per the plat thereof recorded in Volume 3 of Plats, page 35,
13 records of Skagit County, Wash.

14 Parcel B:

15 That portion of Tract "A" of Sedro-Woolley Short Plat No. SW-0879, approved November 28th,
16 1979 and recorded on December 3rd, 1979 under Auditor's File No. 7912030001, being a portion
17 of Tract 15, "Sedro Acreage", as per the plat recorded in Volume 3 of Plats, page 35, records of
18 Skagit County, Wash., described as follows:

19 Beginning at the Southwest corner of Tract "B" of the said Short Plat No. SW-0879; thence South
20 88° 55' 54" West a distance of 12 feet; thence North 0° 20' 09" East a distance of 108 feet; thence
21 North 88° 55' 54" East a distance of 12 feet to the Northwest corner of the said Tract "B"; thence
22 South along the West line of the said Tract "B" to the point of beginning.

23 Parcel C:

24 That portion of Lot 1, Binding Site Plan SW-01-093 (aka Sunset Industrial Park), recorded in
25 Volume 11 of Short Plats, pages 83 and 84, under Auditor's File No. 9406100051, and being a
26 portion of the Southwest ¼ of the Southeast ¼ of Section 23, Township 35 North, Range 4 East,
27 W.M., and Tracts 14 and 15, "Sedro Acreage", as per the plat recorded in Volume 3 of Plats, page
28 35, records of Skagit County, Wash., more particularly described as follows:

29 Beginning at the Northeast corner of Tract "B", Short Plat No. SW-0879, approved November
30 28th, 1979 and recorded on December 3rd, 1979, in Book 4 of Short Plats, page 1, under Auditor's
File No. 7912030001, said point also being the Southeast corner of Lot 1, Binding Site Plan No.
SW-01-93; thence Northerly along the Westerly line of Maple Street a distance of 4 feet, more or
less, to an existing fence; thence Westerly along the said existing fence a distance of 96 feet, more
or less, to an angle point in the said existing fence; thence Southerly along the said existing fence
to the Southerly line of the said Lot 1, Binding Site Plan No. SW-01-93; thence Easterly, along the
Southerly line of the said Lot 1 to the Southwest corner of the said Tract B; thence Northerly along
the Westerly line of the said Tract B to the Northwest corner thereof; thence Easterly, along the
Northerly line of the said Tract B to the point of beginning; EXCEPT that portion previously
conveyed to Vern Knutzen, et. ux., by deed recorded on July 6th, 1989 under Auditor's File No.
8907060006.

(P76963)

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1 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in
2 one or more parcels in accordance with and in the manner provided by law.

3 3.3 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale
4 be applied first toward the payment of the costs of said sale and then towards the payment
5 of Plaintiff's judgment.

6 3.4 Plaintiff shall have and retain a deficiency judgment against Defendant Barnwell, in the
7 event that the bid(s) at the sale(s) are less than the sum of Plaintiff's entire judgment, plus
8 the costs of sale.

9 3.5 After the sale of said property, all right, title, claim, lien or interest of the Defendants, and
10 of every person claiming by, through or under the Defendants, in or to said property,
11 including the right of possession thereof from and after said sale, be forever barred and
12 foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the
13 premises as allowed by law, subject only to such statutory rights of redemption as the
14 Defendants may have by law.

15 3.6 In the event Plaintiff is the purchaser at said sale and possession of said premises are not
16 immediately surrendered to the Plaintiff, a writ of assistance shall be issued directing the
17 Sheriff of Skagit County, Washington, to deliver possession of said premises to the
18 Plaintiff.

19 DATED: 2-21, 2018.

Steve Needer
JUDGE/ COMMISSIONER

20 Presented by:

21 Craig Sjostrom
22 CRAIG SJOSTROM #21149
23 Attorney for Plaintiff
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