

**When Recorded Return To:**  
**Joseph D Bowen, Attorney at Law P.S.**  
**401 S. 2<sup>nd</sup> Street**  
**Mount Vernon, WA**



Skagit County Auditor \$77.00  
4/27/2018 Page 1 of 4 3:03PM

**Document Title:** FINDINGS OF FACT, CONCLUSIONS OF LAW AND JUDGMENT  
QUIETING TITLE

**Grantor:** Charles H. Newcom, his heirs and assigns

**Grantee:** The Samish Island Trust

**Abbreviated Description:** THE WEST 150.08 FEET OF THE FOLLOWING DESCRIBED  
TRACT OF LAND: THAT PORTION OF GOVERNMENT LOT 3

**Parcel No.:** P47198

**XrefId:** 360227-0-004-0100

**Related Document:** Real Estate Contract recorded under Skagit County Auditor's File No.  
528411

17-2-00969-8  
JDDBT 14  
Judgment and Decree Quieting Title  
2747984

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 04-25-18

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2018 MAR 14 PM 2:07



MAVIS E. BETZ, County Clerk

By: [Signature]  
Deputy Clerk

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

The SAMISH ISLAND TRUST,  
Plaintiff,

v.

The unknown heirs and/or assigns of  
CHARLES H. NEWCOM,  
Defendants.

NO. 17-2-00969-8

FINDINGS OF FACT, CONCLUSIONS  
OF LAW AND JUDGMENT QUIETING  
TITLE

COMES NOW THE COURT AND, having considered the records and files herein and  
the remarks of counsel, now hereby FINDS as follows:

1. Plaintiff is a Trust which owns real property in Skagit County, WA.
2. Defendants are the heirs of Charles H. Newcom, who died on September 21, 1959, and who formerly owned property in Skagit County described as follows:

THE WEST 150.08 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
THAT PORTION OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 36 NORTH,  
RANGE 2 EAST, W.M., LYING BETWEEN THE WEST LINE OF SAID LOT 3 AND  
THE WEST LINE OF THE MAP OF THE TOWN OF SAMISH ON SAMISH ISLAND,  
WHATCOM COUNTY, W.T. AS RECORDED IN VOLUME 2 OF PLATS, PAGE 71,  
RECORDS OF SKAGIT COUNTY, WASHINGTON AND LYING NORTH OF THE  
NORTH LINE OF THE RIGHT OF WAY OF THE COUNTY ROAD AS CONVEYED  
IN VOLUME 188 OF DEEDS, PAGE 458, RECORDS OF SKAGIT COUNTY,  
WASHINGTON. EXCEPT THE EAST 779 FEET THEREOF, AND EXCEPT THE  
WEST 50 FEET THEREOF, AND EXCEPT THE EAST 20 FEET OF THE ABOVE

JOSEPH D. BOWEN  
Attorney at Law, P.S.  
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Mount Vernon, WA 98273

1 DESCRIBED TRACT PREVIOUSLY CONVEYED BY JOHN M. PURSELL AS A  
2 BOUNDARY LINE ADJUSTMENT UNDER SKAGIT COUNTY RECORDING  
NUMBER 19704040047

3 Which is identified in Skagit County records as P47198

4 3. Plaintiffs purchased this property from Cascade Public Media, d/b/a KCTS  
5 Television located in Bow, WA and acquired a Deed recorded under Auditor's File No. 582411.

6 4. The subject parcel was conveyed to Cascade Public Media by testamentary devise  
7 of the Estate of John M. Pursell and acquired a Deed recorded under Auditor's File No. August  
8 23<sup>rd</sup>, 2015.

9 5. John M. Pursell purchased this property from Charles H. Newcom by Real Estate  
10 Contract executed on June 11<sup>th</sup>, 1959 which was recorded under Skagit County Auditor's File  
No. 528411.

11 6. Pursell paid the purchase price in full, but Newcom failed to deliver and/or record  
12 a Real Estate Contract Fulfillment Deed.

13 7. Plaintiff brought suit to Quiet Title and published a Summons to the Charles  
14 Newcom and his heirs on January 10<sup>th</sup>, 2017; and once per week thereafter for a total of 6  
15 consecutive weeks. which fully described the real property at issue and set forth the issue of this  
16 case. More than 60 days have elapsed since publication and no person has come forth to defend  
against this suit.

17 NOW THEREFORE the Court makes the following CONCLUSIONS OF LAW:

18 8. This Court has original jurisdiction over this matter, which is a claim to quiet title  
19 to real property situated in Skagit County.

20 9. This Court is the proper venue to adjudicate this dispute.

21 10. Plaintiff should have judgment quieting title against any and all interest in the  
subject property by Charles H. Newcom or his heirs.

22 WHEREFORE the Court enters the following JUDGMENT:

23 11. Defendant(s) are in default for failing to appear and defend this action.

24 12. Title to the subject property is quieted in favor of Plaintiff SAMISH ISLAND  
25 TRUST against the heirs of CHARLES NEWCOM.

26  
27  
JOSEPH D. BOWEN  
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DONE IN OPEN COURT this 14 day of March, 2018.

The Hon. David A. Sveran

[Signature]  
Judge/Commissioner

Presented by:  
JOSEPH D. BOWEN  
ATTORNEY AT LAW, P.S.

[Signature]

Joseph D. Bowen WSBA #17631  
Attorney for Plaintiff

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