

UNOFFICIAL DOCUMENT

201808140082

08/14/2018 01:50 PM Pages: 1 of 8 Fees: \$106.00  
Skagit County Auditor

COVER SHEET

Return to:

**Mylissa R. Bode**, Paralegal to Peter R. Dworkin  
BELCHER SWANSON LAW FIRM  
900 DUPONT STREET  
BELLINGHAM, WA 98225

Document Title(s) (or transactions contained herein):

**1. Certified Copy of Judgment**

Reference No:

**18-2-00225-29**

Grantor(s) (last name, first name and initials):

**1. Andrea McMakin**

Grantee(s) (last name, first name and initials):

**1. Happy Land-1, LLC**

Legal Description (abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range):

**Ptn. of the NE ¼ of the NE ¼, and in the NW ¼ of the NE ¼ of Section 7, Twp. 34 N.,  
Rng. 2 E., W.M.**

Assessor's Parcel/Tax I.D. Number:

N/A

P 120712

8/7/2018

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08/14/2018 01:50 PM Page 2 of 8

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 8/14/2018

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2018 AUG -6 PM 2:31

18-2-00225-29  
DFJG 36  
Default Judgment  
3604879



MAVIS E. BETZ, County Clerk

By: [Signature]  
Deputy Clerk

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

HAPPY LAND-1, LLC, an Oklahoma  
Limited Liability Company,

No. 18-2-00225-29

Plaintiff,

vs.

DEFAULT JUDGMENT

LAKWOOD PARK HOMEOWNERS  
ASSOCIATION, a Washington non-profit  
corporation, DAVID S. WILDER and  
CAROL WILDER, husband and wife and  
the marital community comprised thereof,  
ANDREA MCMAKIN, a single individual,  
and LAKEWOOD PARK LANE, LLC, a  
Washington Limited Liability Company,

Defendants.

JUDGMENT SUMMARY

- |    |                                 |   |
|----|---------------------------------|---|
| 1. | Cause Number:                   | 18-2-00225-29   |
| 2. | Judgment Plaintiff:             | Happy Land-1, LLC   |
| 3. | Judgment Defendant:             | Andrea McMakin  |
| 4. | Abbreviated Legal Description:  | Ptn. of the NE 1/4 of the NE 1/4, and in the<br>NW 1/4 of the NE 1/4 of Section 7, Twp.<br>34 N., Rng. 2 E., W.M. |
| 5. | Money Judgment:                 | N/A   |
| 6. | Attorney for Plaintiff:         | Peter R. Dworkin  |
| 7. | Attorney for Defendant McMakin: | Pro Se  |

ORIGINAL

**JUDGMENT**

1  
2  
3 1. Plaintiff Happy Land-1, LLC is awarded judgment against Defendant Andrea  
4 McMakin as follows:

5 **I. REAL PROPERTY AFFECTED BY THIS JUDGMENT AND DECREE**

6 A. This Judgment and Decree shall apply to the following real property located in  
7 Skagit County, Washington:

8  
9 LOTS 1 THROUGH 9 AS DESCRIBED IN THAT CERTAIN  
10 BOUNDARY LINE ADJUSTMENT SURVEY FOR SEAVESTCO,  
11 INC., RECORDED MARCH 25, 2003, AT SKAGIT COUNTY  
12 AUDITOR'S FILE NO. 200303250116, ALL OF WHICH ARE WITHIN  
13 "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES"  
14 FILED IN VOLUME 2 OF PLATS AT PAGE 88, RECORDS OF  
15 SKAGIT COUNTY, WASHIHNGTON

16 SITUATE IN SKAGIT COUNTY, WASHINGTON

17 (hereinafter "Lakewood Park")

18 B. A copy of the Lakewood Park Boundary Line Adjustment Survey is attached  
19 hereto as Exhibit A and incorporated by reference herein.

20 **II. JUDGMENT AND DECREE**

21 A. The above-captioned Parties constitute all of the current owners of the nine  
22 (9) lots of Lakewood Park, and this Decree shall apply to each of them, as well as run with  
23 the land to the extent required to carry out the orders and decrees herein.

24 B. All owners other than McMakin have stipulated to the entry of this Judgment.  
25 This Default Judgment is entered as to McMakin only, since she never appeared nor  
26 defended.

27 C. The Lakewood Park Homeowners Association ("LPHA"), is a Washington  
28 non-profit corporation, UBI No. 604-115-822, originally formed for the purpose of carrying

1 out the duties and obligations of a homeowner's association, as set forth in the Declaration  
2 of Covenants, Conditions, Restrictions and Reservations applicable to Lakewood Park.  
3

4 D. On or about December 12, 2017, the LPHA purported to adopt bylaws and a  
5 budget ("Purported Bylaws and Budget").

6 E. Because there was no quorum present for the meetings of the LPHA, as  
7 required by the Declaration of Covenants, Conditions, Restrictions and Reservations, the  
8 Purported Bylaws and Budget are hereby DECLARED and DECREED as VOID *AB INITIO*,  
9 invalid, of no effect, and do not constitute an encumbrance on any of the lots within  
10 Lakewood Park.  
11

12 F. The Declaration of Covenants, Conditions, Restrictions and Reservations,  
13 recorded with the Skagit County Auditor on January 29, 2003 under AF#200301290168,  
14 and thereafter as amended with subsequent recordings on January 26, 2003 under  
15 AF#200302260051, on March 5, 2003 under AF#200303050097 and on November 28,  
16 2011 under AF#201111280110 (hereinafter collectively referred to as the "Declaration") is  
17 still in full force and effect and binding upon all owners within Lakewood Park.  
18

19 G. The LPHA is hereby PERMANENTLY ENJOINED from enforcing any  
20 provisions of the Purported Bylaws and Budget.  
21

22 H. Subject to this Final Judgment and Decree, this lawsuit and any claims or  
23 causes of action which were or could have been brought together with this suit are hereby  
24 DISMISSED WITH PREJUDICE and without an award of fees or costs to either party and  
25 that the LPHA in its current form shall be dissolved and have no authority to take action  
26 against any of the lots within Lakewood Park or the owners of the lots in Lakewood Park.  
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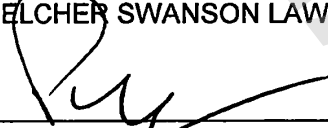
I. This is a Final Judgment of all causes of action in the above-captioned case.

J. Pursuant to CR 54(b), it is hereby determined that there is no just reason for delay of entry of final judgment against Defendant Andrea McMakin. Accordingly, the Clerk is directed to enter final judgment against Defendant Andrea McMakin.

DONE IN OPEN COURT this August 6<sup>th</sup> ~~day of July~~ 2018.

  
\_\_\_\_\_  
JUDGE/COMMISSIONER

Presented by:  
BELCHER SWANSON LAW FIRM, P.L.L.C.

  
\_\_\_\_\_  
PETER R. DWORKIN, WSBA #30394  
Attorney for Plaintiff

A

Survey in the NE1/4 of the NE1/4, and in the NW1/4 of the NE1/4 of Section 7, Twp. 34 N., Rng. 2 E., W.M.

Legal Descriptions

- Let 1. Block 23 and Block 23, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats of Page 88, records of Skagit County, Washington...
Let 2. Block 44, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats of Page 88, records of Skagit County, Washington...
Let 3. Block 45, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats of Page 88, records of Skagit County, Washington...
Let 4. Block 43 and Block 46, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats of Page 88, records of Skagit County, Washington...
Let 5. Block 24 and Block 25, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats of Page 88, records of Skagit County, Washington...
Let 6. Block 20 and Block 21, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats of Page 88, records of Skagit County, Washington...
Let 7. Block 42 and Block 47, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats of Page 88, records of Skagit County, Washington...
Let 8. Block 40, Lots 13 through 26 of Block 41, Block 48, Block 49, Lots 1 through 6 and Lots 19 through 26 of Block 50, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats of Page 88, records of Skagit County, Washington...
Let 9. Block 18, Block 19, Block 20, Block 21, Block 22, Block 23, Block 24, Block 25, Block 26, Block 27, Block 28, Block 29, Block 30, Block 31, Block 32, Block 33, Block 34, Block 35, Block 36, Block 37, Block 38, Block 39, Block 40, Block 41, Block 42, Block 43, Block 44, Block 45, Block 46, Block 47, Block 48, Block 49, Block 50, LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES" filed in Volume 2 of Plats of Page 88, records of Skagit County, Washington...

Table with columns: DISTRICT, AREA, ACRES, PERCENT, etc.

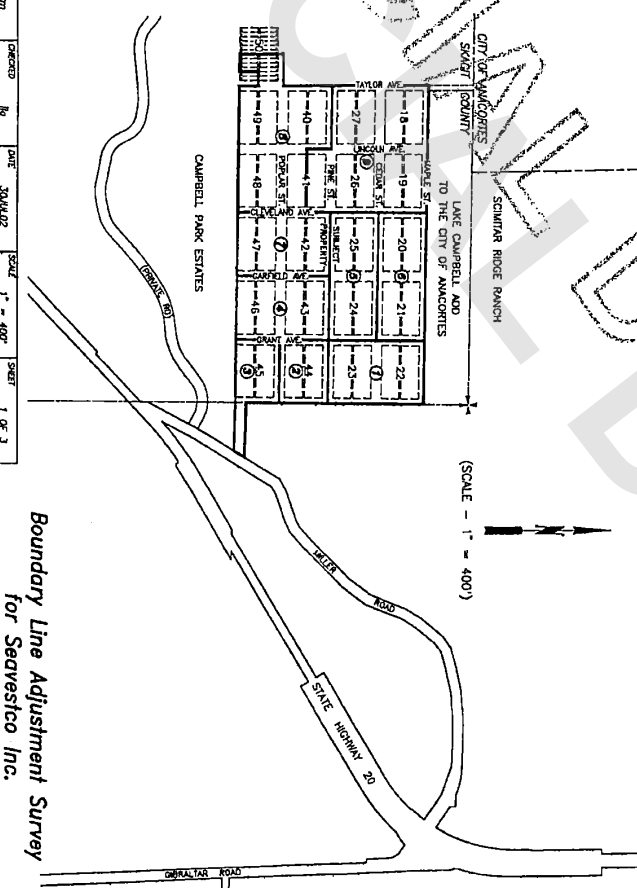
Notes

- 1. Brass-of-bearing - Assumed N00°49'50"W on the east line of the northeast quarter of Section 7.
2. This survey was accomplished by field traverse using: 2 second or digital electronic total station, and angle or compass.
3. Lot operations are subject to the Covenants, Conditions, and Restrictions dated 3/11/03 pursuant to the PRELIMINARY SETTLEMENT AGREEMENT entered under Skagit County Cause No. 01-02-00423-1.
4. See Covenants, Conditions, and Restrictions filed in A.L.J. 2, 2003 013 101547.
5. Vertical Datum - NAVD83, Derived from NGS monument designation 0343 (Elevation - 217.356 m).
6. Contours are based on a limited amount of field observations and do not necessarily meet National Mapping Standards.
7. Each lot depicted herein includes at least one lot with a map of title of record certification issued by Skagit County prior to January 28, 2002. Pursuant to the Settlement Agreement entered between Skagit County and Prevo, et al., on December 28, 2003, these lots shall be eligible for a development permit.

Approvals

The within and foregoing boundary line adjustment has been examined and approved in accordance with Skagit County Code 14.12.000 this day of August, 2018.
Micki K. Miller
Skagit County Planning Director

Vicinity Sketch



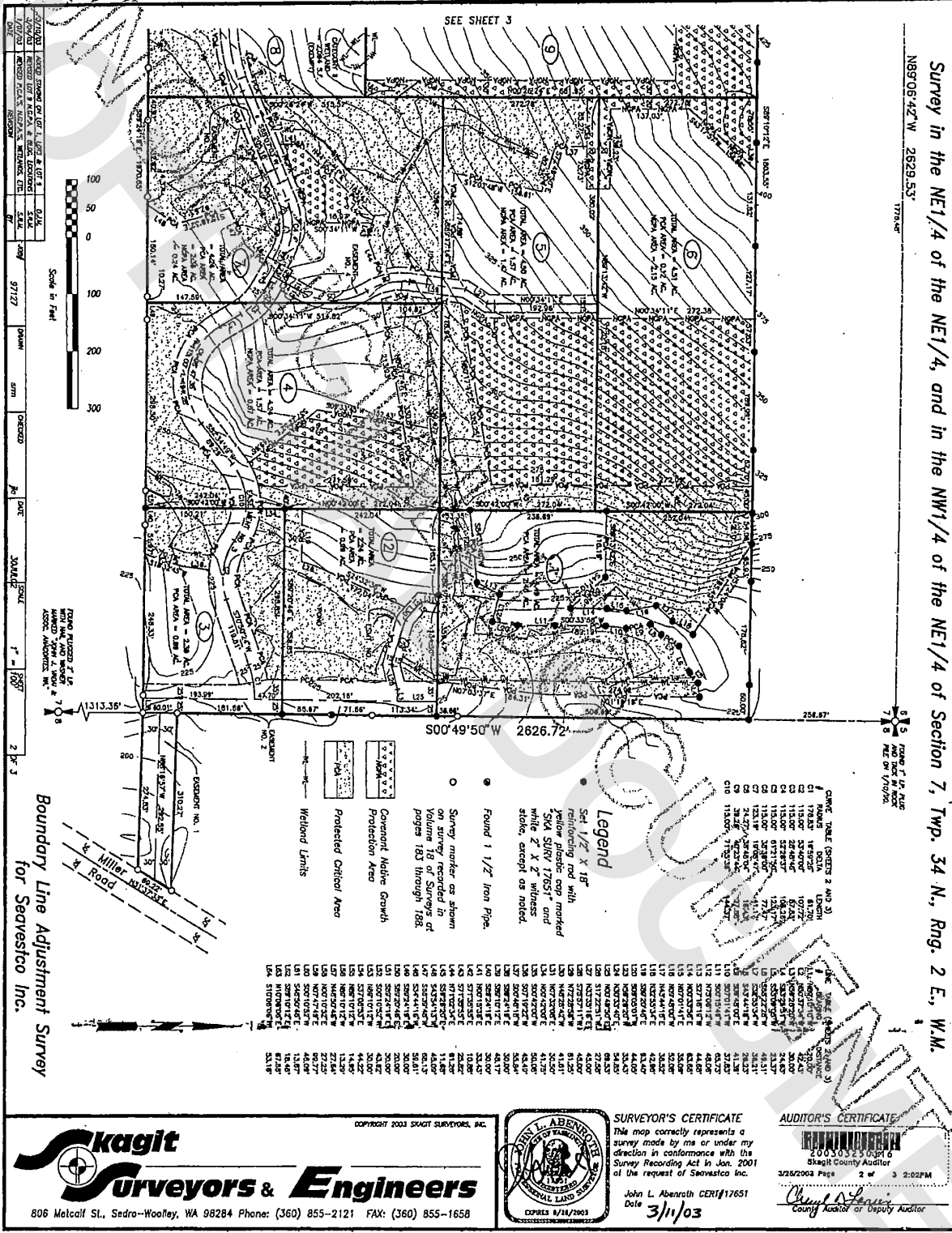
Boundary Line Adjustment Survey for Sevestco Inc.

Skagit Surveyors & Engineers logo and contact information: 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



SURVEYOR'S CERTIFICATE
The map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act, RCW 4.16, 2001 of the request of Sevestco Inc.
John L. Aberneth CERT#17651
Date 8/11/18

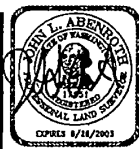
AUDITOR'S CERTIFICATE
200303250416
Skagit County Auditor
3/11/03



**Skagit**  
**Surveyors & Engineers**

806 Melcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

Copyright 2003 Skagit Surveyors, Inc.



**SURVEYOR'S CERTIFICATE**  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in Jan. 2001 at the request of Seavestco Inc.

John L. Abernath CER#17651  
Date **3/11/03**

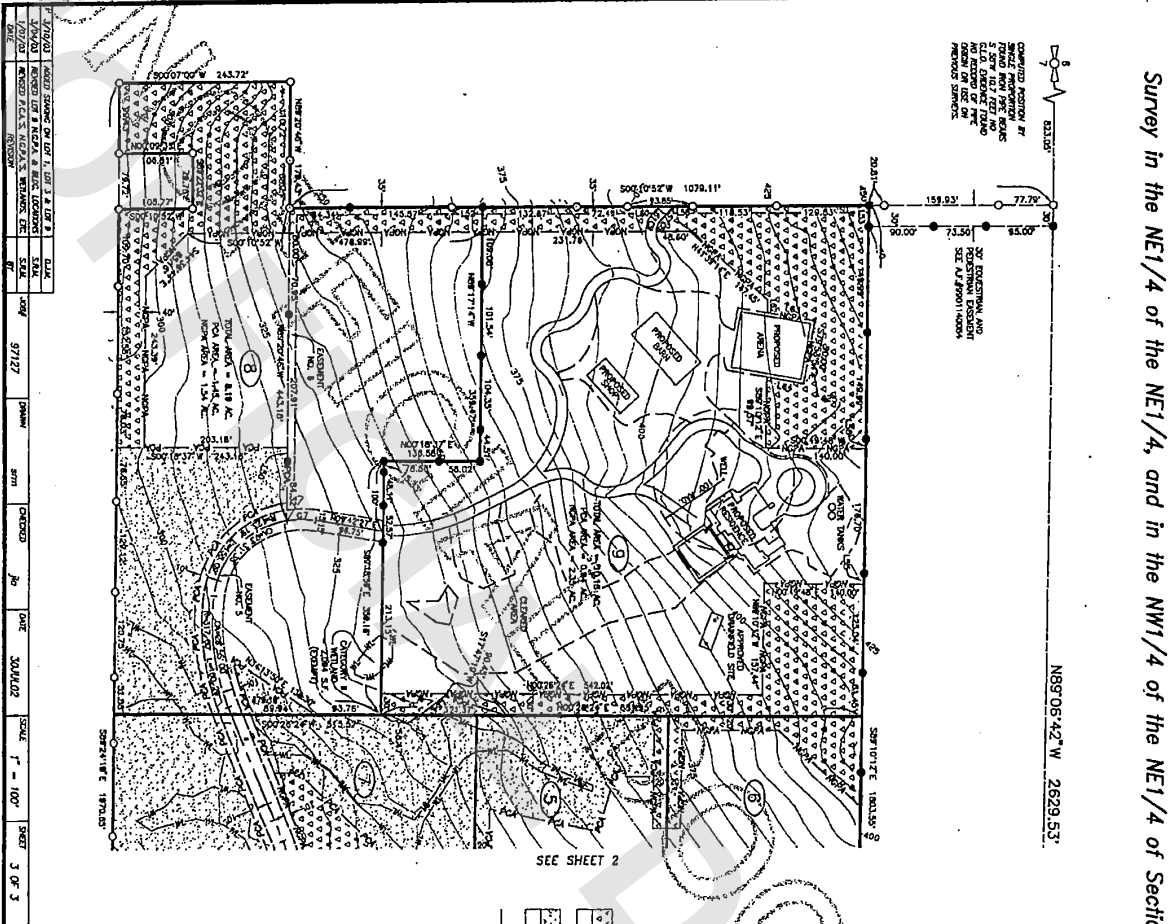
**AUDITOR'S CERTIFICATE**

200303250.p16  
Skagit County Auditor

3/25/2003 Page 2 of 3 2:02PM

County Auditor or Deputy Auditor

Survey in the NE1/4 of the NE1/4, and in the NW1/4 of the NE1/4 of Section 7, Twp. 34 N., Rng. 2 E., W.M.



LINE	TABLE (SHEETS 2 AND 3)	LINE	TABLE (SHEETS 2 AND 3)
C1	113.00'	C10	113.00'
C2	113.00'	C11	113.00'
C3	113.00'	C12	113.00'
C4	113.00'	C13	113.00'
C5	113.00'	C14	113.00'
C6	113.00'	C15	113.00'
C7	113.00'	C16	113.00'
C8	113.00'	C17	113.00'
C9	113.00'	C18	113.00'
C10	113.00'	C19	113.00'
C11	113.00'	C20	113.00'
C12	113.00'	C21	113.00'
C13	113.00'	C22	113.00'
C14	113.00'	C23	113.00'
C15	113.00'	C24	113.00'
C16	113.00'	C25	113.00'
C17	113.00'	C26	113.00'
C18	113.00'	C27	113.00'
C19	113.00'	C28	113.00'
C20	113.00'	C29	113.00'
C21	113.00'	C30	113.00'
C22	113.00'	C31	113.00'
C23	113.00'	C32	113.00'
C24	113.00'	C33	113.00'
C25	113.00'	C34	113.00'
C26	113.00'	C35	113.00'
C27	113.00'	C36	113.00'
C28	113.00'	C37	113.00'
C29	113.00'	C38	113.00'
C30	113.00'	C39	113.00'
C31	113.00'	C40	113.00'
C32	113.00'	C41	113.00'
C33	113.00'	C42	113.00'
C34	113.00'	C43	113.00'
C35	113.00'	C44	113.00'
C36	113.00'	C45	113.00'
C37	113.00'	C46	113.00'
C38	113.00'	C47	113.00'
C39	113.00'	C48	113.00'
C40	113.00'	C49	113.00'
C41	113.00'	C50	113.00'
C42	113.00'	C51	113.00'
C43	113.00'	C52	113.00'
C44	113.00'	C53	113.00'
C45	113.00'	C54	113.00'
C46	113.00'	C55	113.00'
C47	113.00'	C56	113.00'
C48	113.00'	C57	113.00'
C49	113.00'	C58	113.00'
C50	113.00'	C59	113.00'
C51	113.00'	C60	113.00'
C52	113.00'	C61	113.00'
C53	113.00'	C62	113.00'
C54	113.00'	C63	113.00'
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C56	113.00'	C65	113.00'
C57	113.00'	C66	113.00'
C58	113.00'	C67	113.00'
C59	113.00'	C68	113.00'
C60	113.00'	C69	113.00'
C61	113.00'	C70	113.00'
C62	113.00'	C71	113.00'
C63	113.00'	C72	113.00'
C64	113.00'	C73	113.00'
C65	113.00'	C74	113.00'
C66	113.00'	C75	113.00'
C67	113.00'	C76	113.00'
C68	113.00'	C77	113.00'
C69	113.00'	C78	113.00'
C70	113.00'	C79	113.00'
C71	113.00'	C80	113.00'
C72	113.00'	C81	113.00'
C73	113.00'	C82	113.00'
C74	113.00'	C83	113.00'
C75	113.00'	C84	113.00'
C76	113.00'	C85	113.00'
C77	113.00'	C86	113.00'
C78	113.00'	C87	113.00'
C79	113.00'	C88	113.00'
C80	113.00'	C89	113.00'
C81	113.00'	C90	113.00'
C82	113.00'	C91	113.00'
C83	113.00'	C92	113.00'
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C89	113.00'	C98	113.00'
C90	113.00'	C99	113.00'
C91	113.00'	C100	113.00'

**Skagit Surveyors & Engineers**  
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1858

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Date 3/11/03

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3/22/2003 Page 3 of 3 2:02PM  
County Auditor or Deputy Auditor