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Skagit County Auditor

Document Title:

Judgment Rescinding Trustees Deed and Establishing Lien Priority

Reference Number : 9805050024, 9401250053

Grantor(s):

☐ additional grantor names on page ____.

1. Wells Fargo

2.

Grantee(s):

☐ additional grantee names on page ____.

1. Public/Larry Dargitz

2.

Abbreviated legal description:

☐ full legal on page(s) ____.

LOT 54, COUNTRY AIRE PH 1, V15 PG 91

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

P104093

19-2-00269-29

AGOR 6

Agreed Order

5193071

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2019 MAR 25 PM 2:35

I, MELISSA BEATON, 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 3/26/2019



MELISSA BEATON County Clerk

By:
Deputy Clerk

SUPERIOR COURT OF WASHINGTON

COUNTY OF SKAGIT

NATIONSTAR MORTGAGE LLC dba MR. COOPER,

Plaintiff,

vs.

WELLS FARGO BANK, N.A.; JORDYN DARGITZ AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LARRY L. DARGITZ.; CHONNIE O'CONNELL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LARRY L. DARGITZ,

Defendants.

Case No. 19-2-00269-29

AGREED STIPULATION FOR JUDGMENT
RESCINDING TRUSTEES DEED AND
ESTABLISHING LIEN PRIORITY

I. STIPULATION

NATIONSTAR MORTGAGE LLC dba MR. COOPER ("Plaintiff"), and JORDYN DARGITZ AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LARRY L. DARGITZ ("Defendant"), CHONNIE O'CONNELL, AND Wells Fargo Bank, agree to entry of this stipulated order and judgment as to real property at 1404 Gilkey Rd., Burlington, WA 98233 ("Subject Property"), which is in Skagit County, and also identified as Tax Parcel No. P104093.

Defendant Wells Fargo Bank, N.A., has filed a declaration in support of Judgment contemporaneously with this Stipulation.

Plaintiff has a Deed of Trust on the Subject Property for \$95,600.00, which was recorded with the Skagit County Auditor on January 25, 1994 as instrument number 9401250053 (through

ORIGINAL

1 its predecessor in interest, Cascade Savings Bank, FSB).

2 Larry L. Dargitz, Jr. ("Borrower") was the owner of record of the Subject Property, as
3 awarded in a Decree of Dissolution entered on May 6, 1997 in case no. 94-3-00697-1. *See*
4 Complaint for Declaratory Relief ¶ 6, Ex D thereto.


5 Borrower defaulted on the obligation secured by the Deed of Trust, and as a result, a
6 Notice of Trustee's Sale (the "Notice of Sale") was recorded on January 22, 1998. *See* Complaint
7 for Declaratory Relief ¶ 13, Ex G thereto. Borrower filed for Bankruptcy protection, however
8 despite the automatic stay, the Trustee Deed Recorded to Wells Fargo Bank, N.A. on May 1,
9 1998.


10 Larry L. Dargitz is deceased as of December 6, 2015. Defendant was appointed Personal
11 Representative of Borrower's Estate on June 7, 2017 in Probate case no. 17-4-00225-9. *See*
12 Complaint for Declaratory Relief ¶ 7, Ex E thereto.

13 All parties agree that the Trustees Deed Upon Sale should be rescinded and title restored
14 as if the sale had not occurred.

15 The parties agree that this stipulated order and judgment shall be binding upon and inure
16 to the benefit of the parties, their successors and assigns. The parties further agree that this
17 stipulated order and judgment may be recorded with the Skagit County Auditor, that this is a
18 final order in this case, with each party to bear his, her or its own attorney fees and costs.

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20 ALDRIDGE PITE, LLP

21 
22 Attorneys for Plaintiff
23 Kimberly Hood, WSBA #42903
24 khood@aldridgepite.com
25 Dated: 2/28/19

26 
27 Attorney for Defendant Jordyn Dargitz *
28 Patrick Hayden, WSBA #
pmhayden@gmail.com
Dated: 3-18-19

*and Chornie O'Connell
As PRs,

1
2 Dated this 25 Day of March 2019
3
4


SUPERIOR COURT/JUDGE/COMMISSIONER

5 Presented by:

6 ALDRIDGE PITE, LLP

7 
8 Attorneys for Plaintiff

9 Kimberly Hood, WSBA #42903

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