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Craig E. Cammock  
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P.O. Box 336 / 227 Freeway Drive, Suite B  
Mount Vernon, WA 98273



**201904250034**

04/25/2019 10:53 AM Pages: 1 of 8 Fees: \$106.00  
Skagit County Auditor

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Document Title:	Default Judgment for Sum Certain and Decree of Foreclosure
Grantors:	STEVEN N. SQUIRES and JANE DOE SQUIRES, husband and wife, and the marital community composed thereof
Grantee:	VAN'S EQUIPMENT, CO., a Washington corporation
Additional Grantor(s) on page(s):	
Additional Grantee(s) on page(s):	
Abbreviated Legal:	ptn Gov. Lot 3, SE¼ NW¼ NE¼ SW¼, S36-T36N-R2E, W.M.
Additional Legal on page(s):	pages 1, 2, and 4 of the attached
Assessor's Tax Parcel No.:	P47446 / 360236-0-008-0006

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19-2-00047-29  
JDDP 15  
Judgment and Decree of Foreclosure  
8252341



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 4-23-19



MELISSA BEATON, County Clerk

By: [Signature]  
Deputy Clerk

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA

2019 APR -1 PM 2:23

SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

VAN'S EQUIPMENT, CO., a Washington corporation,

Plaintiff,

vs.

STEVEN N. SQUIRES and JANE DOE SQUIRES, husband and wife, and the marital community composed thereof,

Defendants.

Case No.: 19-2-00047-29

DEFAULT JUDGMENT FOR SUM CERTAIN AND DECREE OF FORECLOSURE

*(clerk's action required)*

THIS MATTER having come on regularly for hearing before the undersigned Judge/Commissioner of the above-entitled court, and the court being fully advised in the premises, now makes the following judgment:

**I JUDGMENT SUMMARY – MONETARY AND AS TO REAL PROPERTY**

Judgment Creditor: VAN'S EQUIPMENT, CO., a Washington corporation

Judgment Debtors: STEVEN N. SQUIRES and JANE DOE SQUIRES, husband and wife, and the marital community composed thereof

Real property subject to this action:

That portion of Government Lot 3 in the Southeast ¼ of the Northwest 1/4 and the Northeast ¼ of the Southwest ¼ in Section 36, Township 36 North, Range 2 East, W.M., more particularly described as follows:

DEFAULT JUDGMENT FOR SUM CERTAIN AND DECREE OF FORECLOSURE - 1

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04/02/2019

Beginning at the Southwest corner of Government Lot 3 of said Section 36; thence North 1°31'00" West along the West line of said Government Lot 3, a distance of 374.94 feet to a point on a curve on the South line of the Samish Island County Road No. XXXXIII, at which point the tangent to the curve bears North 79°15'23" East; thence Northeasterly along said 2°57'13" curve to the left, having a radius of 1939.86 feet, a distance along the arc of 34.12 feet; thence North 78°15'00" East along the Southerly side of said County road, a distance of 813.17 feet; thence along a 22°20'22" curve to the right having a radius of 256.48 feet, a distance along the arc of 162.01 feet; thence South 24°26'36" East, at right angles to said curve, a distance of 10.00 feet to a point on a curve, at which point the tangent to said curve bears South 65°33'24" East; thence Southeasterly along said 21°30'03" curve to the right, having a radius of 265.48 feet, a distance along the arc of 168.30 feet; thence South 29°22'15" East, a distance of 27.89 feet to a point in the centerline of Siwash Slough; thence along the centerline of Siwash Slough South 41°09'57" West, a distance of 133.76 feet; thence South 5°14'04" West, a distance of 373.92 feet; thence South 47°32'53" West, a distance of 251.73 feet; thence South 75°20'08" West, a distance of 484.24 feet; thence South 9°54'09" West, a distance of 282.67 feet; thence South 41°56'57" West, a distance of 115.71 feet; thence South 46°13'40" West, to the West line of the said Northeast ¼ of the Southwest ¼; thence North along said West line to the point of beginning. EXCEPT that portion conveyed to Skagit County by deed recorded March 15, 1973, under Auditor's File No. 781932.

Situate in the County of Skagit, State of Washington.

The real property is identified by Skagit County Assessor's tax account number 360236-0-008-0006, and parcel number P47446.

Principal Judgment Amount:	\$7,489.74
Late Charges:	\$
Pre-judgment interest (as of 8-29-2018):	\$696.24
Attorney's Fees:	\$4,510.00
Costs:	\$1,288.98
Other Recovery Amounts:	\$
Interest Rate after Judgment:	12% per annum on the principal judgment, attorney's fees and costs, from the date of entry hereof until fully paid

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DEFAULT JUDGMENT FOR SUM CERTAIN  
AND DECREE OF FORECLOSURE - 2

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Attorney for Judgment Creditor: Craig E. Cammock of Skagit Law Group, PLLC  
Skagit Law Group, PLLC  
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227 Freeway Drive, Suite B  
Mount Vernon, WA 98273

Attorney for Judgment Debtors: None

## II. HEARING

2.1 Date. This matter came before the court on the date set forth below.

2.2 Appearances. Plaintiff appeared by and through its counsel, Craig E. Cammock. Defendants did not appear in person or by counsel.

2.3 Purpose. To rule on the default judgment of Plaintiff.

## III. ORDER OF DEFAULT

3.1 Default. The Defendants, STEVEN N. SQUIRES and JANE DOE SQUIRES, husband and wife, and the marital community composed thereof, were declared to be in default and the court entered an Order of Default.

## IV. ADJUDICATION

ON THE BASIS OF THE FOREGOING, IT IS ORDERED, ADJUDGED AND DECREED:

4.1 Plaintiff, VAN'S EQUIPMENT, CO., a Washington corporation, is awarded judgment against the Defendants, STEVEN N. SQUIRES and JANE DOE SQUIRES, husband and wife, and the marital community composed thereof, in the amount of \$7,489.74, plus attorney's fees of \$4,510.00 and costs of \$1,288.98, plus pre-judgment interest (as of August 29, 2018) in the amount of \$696.24. The judgment shall accrue interest at the rate of 12% per annum until paid in full.

4.2 Plaintiff's Lien Claim is hereby adjudged and decreed to be a valid lien upon the Defendants' real property ("Real Property") which is identified by Skagit County,

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AND DECREE OF FORECLOSURE - 3

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Washington Assessor's tax parcel number P47446 and tax identification number 360236-0-008-0006, and which is legally described as follows:

That portion of Government Lot 3 in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  in Section 36, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of Government Lot 3 of said Section 36; thence North  $1^{\circ}31'00''$  West along the West line of said Government Lot 3, a distance of 374.94 feet to a point on a curve on the South line of the Samish Island County Road No. XXXXIII, at which point the tangent to the curve bears North  $79^{\circ}15'23''$  East; thence Northeasterly along said  $2^{\circ}57'13''$  curve to the left, having a radius of 1939.86 feet, a distance along the arc of 34.12 feet; thence North  $78^{\circ}15'00''$  East along the Southerly side of said County road, a distance of 813.17 feet; thence along a  $22^{\circ}20'22''$  curve to the right having a radius of 256.48 feet, a distance along the arc of 162.01 feet; thence South  $24^{\circ}26'36''$  East, at right angles to said curve, a distance of 10.00 feet to a point on a curve, at which point the tangent to said curve bears South  $65^{\circ}33'24''$  East; thence Southeasterly along said  $21^{\circ}30'03''$  curve to the right, having a radius of 265.48 feet, a distance along the arc of 168.30 feet; thence South  $29^{\circ}22'15''$  East, a distance of 27.89 feet to a point in the centerline of Siwash Slough; thence along the centerline of Siwash Slough South  $41^{\circ}09'57''$  West, a distance of 133.76 feet; thence South  $5^{\circ}14'04''$  West, a distance of 373.92 feet; thence South  $47^{\circ}32'53''$  West, a distance of 251.73 feet; thence South  $75^{\circ}20'08''$  West, a distance of 484.24 feet; thence South  $9^{\circ}54'09''$  West, a distance of 282.67 feet; thence South  $41^{\circ}56'57''$  West, a distance of 115.71 feet; thence South  $46^{\circ}13'40''$  West, to the West line of the said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence North along said West line to the point of beginning. EXCEPT that portion conveyed to Skagit County by deed recorded March 15, 1973, under Auditor's File No. 781932.

Situate in the County of Skagit, State of Washington.

Said Lien Claim is hereby adjudged and decreed to be superior to any and all right, title, claim, interest, or estate of the Defendants, STEVEN N. SQUIRES and JANE DOE

SQUIRES, husband and wife, and the marital community composed thereof, or of anyone

DEFAULT JUDGMENT FOR SUM CERTAIN  
AND DECREE OF FORECLOSURE - 4

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1 claiming by, through, or under them, in and to the Real Property securing the payment of the  
2 judgment.

3 4.3 That the Plaintiff's Lien Claim shall be foreclosed and said Real Property shall  
4 be sold by the Sheriff of Skagit County, Washington, in the manner provided by law for  
5 foreclosure of claims of lien and in accordance with the practice of this court.

6 4.4 That the proceeds of such sale shall be applied toward the payment of the  
7 judgment, interest, attorneys' fees, and costs rendered herein in favor of Plaintiff, together  
8 with any costs and increased costs of sale.

9 4.5 That Plaintiff is permitted to become bidder and purchaser at such sale and  
10 may credit bid all or any portion of the amount owed to Plaintiff without requirement of  
11 depositing cash or other funds in the amount of such credit bid.

12 4.6 That none of the Defendants or any person claiming by, through, or under them  
13 is entitled to possession of the premises after the sale, and that the purchaser at such sale shall  
14 be adjudged entitled to the sole and exclusive possession thereof, together with rents, issues,  
15 and profits arising therefrom.

16 4.7 That the purchaser at such sale shall be forthwith let into immediate possession  
17 of the Real Property identified and legally described above.

18 4.8 In the event Plaintiff is the purchaser at said sale, and in the event Plaintiff is  
19 entitled to possession of said premises and the same is not surrendered to Plaintiff, a Writ of  
20 Restitution shall be issued forthwith, and the Sheriff of Skagit County, Washington, shall  
21 deliver possession of said premises (including fixtures) to Plaintiff.

22 4.9 That the Defendants and any and all persons claiming by, through, or under  
23 Defendants are forever barred and foreclosed from any and all right, title, interest, lien, or  
24 estate in and to said Real Property or any part thereof except for any right(s) of redemption.  
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DEFAULT JUDGMENT FOR SUM CERTAIN  
AND DECREE OF FORECLOSURE - 5

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DONE IN OPEN COURT this 1 day of April, 2019.

JUDGE/COMMISSIONER

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1 Presented by:

2 SKAGIT LAW GROUP, PLLC

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5 By

CRAIG E. CAMMOCK, WSBA #24185  
6 Attorney for Plaintiff

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DEFAULT JUDGMENT FOR SUM CERTAIN  
AND DECREE OF FORECLOSURE - 7

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