

When recorded return to:

Craig Sjostrom 1204 Cleveland Ave. Mount Vernon, Washington 98273

Judgment 19-2-00123-29

Grantor: Michael Staflin

Grantee: Cascade River Community Club

Legal Description: Lot 17, Cascade River Park Div. 3

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account No.: P63890

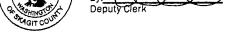
Reference Nos of Documents Assigned or Released:

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I, MELISSA BEATON, Clark of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original course file in my office. Dated now on file in my office. Dated MELISSA BEAT

SKAGIT COUNTY CLERK SKAGIT COUNTY, WA

2019 MAY -7 PM 1: 210



IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CASCADE RIVER COMMUNITY CLUB. Inc., a Washington nonprofit corporation

Plaintiff

MICHAEL STAFLIN, as his separate property if married

Defendants

Nº 19-2-00123-29

DEFAULT JUDGMENT & DECREE OF FORECLOSURE

I. JUDGMENT SUMMARY

Judgment Creditor:	Cascade River Community Club
Judgment Debtor:	Michael Steffin
Principal Judgment Amount:	Michael Statiin
Interest to Date of Judgment:	\$3,588.26
Tayable Costs:	\$307.98
Taxable Costs:	••••• \$1,271.50
Attorney's Fees:	
Attorney for Judgment Creditor:	Craig Sigetrom #21140
Attorney for Judgment Debtor:	N/A
Froperty Description:	Lot 17 Cascade Diver Dorle Div. 2
Tax Parcel Numbers:	Deagon
	······ P63890

II. JUDGMENT

THIS MATTER having come on ex parte, upon application by Plaintiff for judgment; an Order of Default having been entered against Defendants; now, therefore, judgment is hereby entered against defendants, and in favor of plaintiff, as follows:

- Judgment shall be entered in favor of Plaintiff and against Defendant in the principal amount of \$3,588.26, plus prejudgment interest of \$307.98. 2.1
- Plaintiff shall further be awarded its taxable costs in the amount of \$1,271.50, and a 2.2 reasonable attorney's fee as prayed for of \$2,500.00, for a total judgment of \$7,667.74.

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CRAIG D. SJOSTROM

Attorney at Law wsBA #21149 1204 Cleveland Ave., Mt. Vernon, Wash. 98273 (360) 848-0339 FAX (360) 336-3488 cdsjostrom@comcast.net

DEFAULT JUDGMENT & DECREE OF FORECLOSURE C:\S.L.O\HOA's\active\Cascade River Park\Staflin\pleadings\judgment.wpd

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cdsjostrom@comcast.net

Interest on the judgment, costs, and attorney's fees shall bear interest at 12% per annum. 2.3 III. DECREE OF FORECLOSURE Plaintiff's lien shall be a first and prior lien upon the following-described real property, 3.1superior to any right, title, claim, lien or interest on the part of the Defendants or persons 4 claiming by, through or under the Defendants: 5 Lot 17, "Cascade River Park Div. No. 3", as per plat recorded in Volume 9 of Plats, pages 6 22-24 inclusive, records of Skagit County, Washington. 7 (P63890) 8 3.2 The lien described herein shall be foreclosed and the said real property shall be sold in one or more parcels in accordance with and in the manner provided by law. 9 Plaintiff shall be permitted to be a purchaser at the sale; that the net proceeds of said sale 3.3 be applied first toward the payment of the costs of said sale and then towards the payment 10 of Plaintiff's judgment. 11 3.4 Plaintiff waives any deficiency judgment. 12 After the sale of said property, all right, title, claim, lien or interest of the Defendant, and of every person claiming by, through or under the Defendant, in or to said property, 3.5 13 including the right of possession thereof from and after said sale, be forever barred and foreclosed and that the purchaser(s) at said sale be entitled to immediate possession of the premises as allowed by law, subject only to such statutory rights of redemption as the 14 15 Defendant may have by law. 16 In the event Plaintiff is the purchaser at said sale and possession of said premises are not 3.6 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 19 DONE EX PARTE on 20 21 22 Presented by: 23 24 CRAIG SJOSTROM #21149 25 Attorney for Plaintiff 26 27 28 29 CRAIG D. SJOSTROM 30 Attorney at Law wsba #21149 DEFAULT JUDGMENT 1204 Cleveland Ave., Mt. Vernon, Wash. 98273 & DECREE OF FORECLOSURE (360) 848-0339 FAX (360) 336-3488 C:\S.L.O\HOA's\active\Cascade River Park\Staflin\pleadings\judgment.wpd

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